

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

May 6, 2008
Tuesday, 11:30 AM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

1. **11:30 AM – Work Session briefing by zoning staff regarding zoning case recommendations, plus discussion of policies and procedures, discussion of regularly scheduled Zoning Commission Meetings and all other items for consideration on the agenda for May 6, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of April 15, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008142 S - POSTPONED:** The request of Julia P. Castaneda and Fernando Islas, Applicant, for Julia P. Castaneda and Fernando Islas, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with a Specific Use Authorization for Childcare, Licensed Child Care on Lot 7, NCB 8586, 410 Rayburn Drive. (Council District 3)
8. **ZONING CASE NUMBER Z2008110 CD:** The request of Maria De Los Angeles Zamarripa, Applicant, for Maria De Los Angeles Zamarripa, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 30 units per acre or a total of 4 units on Lots 7, 8 and 9, Block 7, NCB 2398, 607 South Chupaderas. (Council District 5) Pg. 6

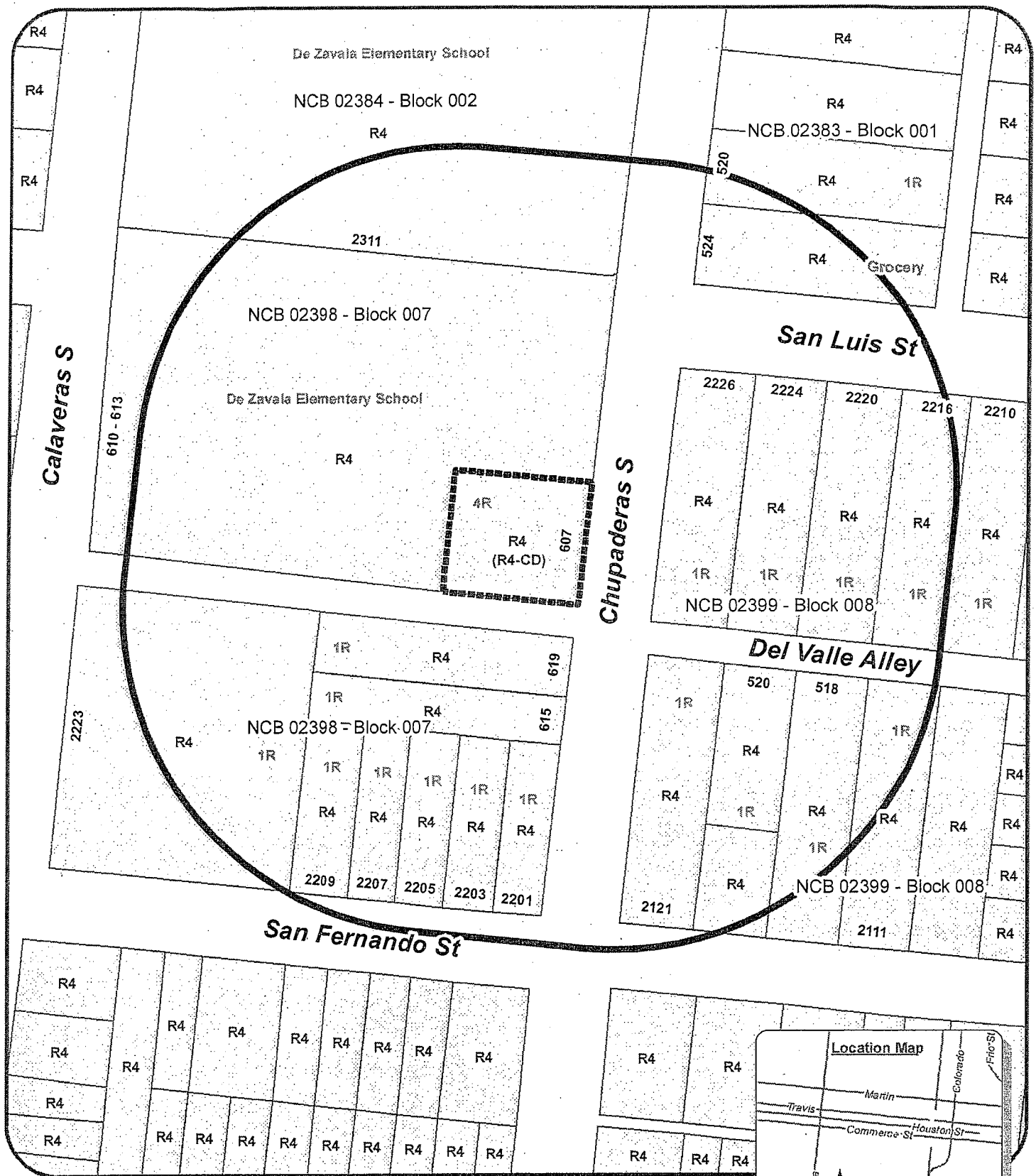
9. **ZONING CASE NUMBER Z2008117:** The request of DeLeon & Silvestri Co., Applicant, for Elias DeLeon & Sandra Silvestri, Owner(s), for a change in zoning from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in C-3 General Commercial District and the stone monument retail and wholesale use on Lots 4, 5, 6 and 7, Block 3, NCB 641, 815, 819 and 823 Hoefgen Avenue. (Council District 2) Pg. 10
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2008126:** The request of Oscar Andres Hernandez, Applicant, for Oscar Andres Hernandez, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial, Nonalcoholic Sales District on Lot 1, NCB 18559, 7905 Bandera Road. (Council District 7) Pg. 16
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2008135:** The request of Jerry Arredondo, Applicant, for Ruben Yanez, Jr., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial, Nonalcoholic Sales District on Lot 12, Block 21, NCB 17971, save and except 0.030 acres out of NCB 17971, 6700 Block of John Marshall Road. (Council District 7) Pg. 18
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2008140:** The request of H. Glenn Huddleston, Applicant, for H. Glenn Huddleston, Owner(s), for a change in zoning from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "D" RIO-2 Downtown River Improvement Overlay District-2 on Lot A1, the south 15.5 feet of Lot 1 and Lot 2, Lot 3, the south 184 feet of Lot 4 and the southeast 107.3 feet of Lot 5, Block 1, NCB 448, 502 Brooklyn Avenue, 703, 705, 709, and 723 Avenue B. (Council District 1) Pg. 22
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2008141:** The request of Salah E. Diab, P. E., Applicant, for Bharat Sanghavi, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 3.176 acres out of NCB 15318, 5100 Block of West Military Drive. (Council District 4) Pg. 28
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2008144 CD:** The request of Isamary Bauer, Applicant, for Isamary Bauer, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of 5 units on Lot 18, Block 14, NCB 3480, 231 Carlisle Avenue. (Council District 5) Pg. 32

15. **ZONING CASE NUMBER Z2008146:** The request of Kaufman & Associates, Inc., Applicant, for Puget of Texas, Inc., Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lot 4, Block 1, NCB 11893, 902 Northeast Loop 410. (Council District 9) Pg. 36
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2007197:** The request of Jay Khadem, Applicant, for Jay Khadem, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3" R General Commercial District, Restrictive Alcoholic Sales (4.179 acres) and "C-2" Commercial District (22.825 acres) on 27.004 acres out of NCB 17639, 10148 and 9936 Culebra Road. (Council District 6) Pg. 40
17. **ZONING CASE NUMBER Z2008125:** The request of Jaime Arechiga, Applicant, for Archstone Construction, Ltd c/o Jaime Arechiga, Owner(s), for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lots 1, 2 and 3, Block 20, NCB 11736, 1702, 1710 and 1718 Anchor. (Council District 9) Pg. 44
18. **ZONING CASE NUMBER Z2008128 CD:** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "C-2" CD (CD- Storage - Outside) Commercial District with a Conditional Use for a Storage - Outside (Screening From Public R-O-W and Adjacent Property Required) on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. (Council District 2) Pg. 46
19. **ZONING CASE NUMBER Z2008134:** The request of Pulman, Cappucio & Pullen, LLP, Applicant, for Twelve Gauge Investments, LP, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Multi-Family District on Lot 9, Block 2, NCB 16053, 14010 Brook Hollow. (Council District 9) Pg. 48
20. **ZONING CASE NUMBER Z2008132:** The request of Stephen J. Kramer, Applicant, for Boy Scouts of America/Alamo Area Council, Inc. c/o John Coyle, Owner(s), for a change in zoning from "I-1" General Industrial District and "C-1" Light Commercial District to "C-3" General Commercial District on 1.18 acres out of NCB 11186, 8503 South Zarzamora. (Council District 4) Pg. 52
21. **ZONING CASE NUMBER Z2008143:** The request of Jose Juan Guerrero, Applicant, for Jose Juan Guerrero & Esperanza M, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Tract 39A, NCB 17806, 14409 Toepperwein. (Council District 10) Pg. 54
22. **ZONING CASE NUMBER Z2008148:** The request of Paul Tausch, Applicant, for Tausch & Kansal Joint Venture, Owner(s), for a change in zoning from PUD "MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District on 1.098 acre out of NCB 15823 and 0.236 acre out of NCB 17247, 6430 Babcock Road. (Council District 8) Pg. 56
23. **ZONING CASE NUMBER Z2008154 S:** The request of Bobby Perez, Applicant, for J. Allen Family Partners, Ltd., Owner(s), for a change in zoning from "I-1" General Industrial District to "I-1" S General Industrial District with a Specific Use Authorization for a Correctional and Rehabilitation Facility on 4.0 acres out of NCB 16585, 17500 Block of Nacogdoches Road/ FM 2252. (Council District 10) Pg. 58

24. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

Case Z2008110 CD

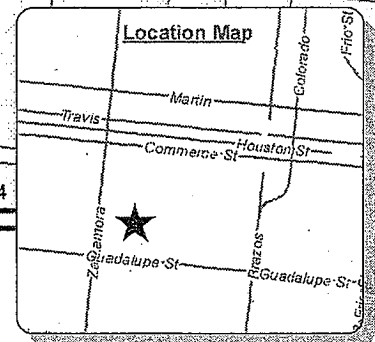
Council District 5

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lots 7, 8 and 9 - NCB 02398 - Block 007

Legend

Subject Property (0.134 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (02/05/2008)

CASE NO: Z2008110 CD

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant Request)
from April 1, 2008

Council District: 5

Ferguson Map: 616 A5

Applicant Name:

Maria De Los Angeles Zamarripa

Owner Name:

Maria De Los Angeles Zamarripa

Zoning Request: From "R-4" Residential Single Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 30 units per acre or a total of 4 units.

Property Location: Lots 7, 8 and 9, Block 7, NCB 2398

607 South Chupaderas

Northwest corner of S. Chupaderas and Del Valle Alley

Proposal: To Allow for Four Dwelling Units

Neigh. Assoc. Avenida Guadalupe Association, Inc.

Neigh. Plan Guadalupe Westside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Guadalupe Westside Community Plan calls for Low Density Residential land use for the subject property. Low Density Residential land use consists of single-family homes on individual lots located on streets with low traffic volumes.

Denial

The subject property is located within the original city limits and totals approximately .1342 of an acre. There is an existing two-story duplex on the subject property that measures approximately 2346 square feet and was constructed in 1940, as well as an existing single story residential structure that measures approximately 1050 square feet and was constructed in 1940. There is an existing accessory garage that measures approximately 240 square feet. The property owner has begun construction on a fourth residential structure located in the rear of the two-story duplex. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous R-7 zoning.

"R-4" Residential Single-Family District zoning currently exists to the north and west of the subject property. Property to the east across S. Chupaderas is zoned "R-4" Residential Single-Family District. Property to the south across Del Valle Alley is zoned "R-4" Residential Single-Family District. The De Zavala Elementary school parking lot is immediately adjacent to the subject property along the north and west property lines. There are single family homes to the east across S. Chupaderas and to the south across Del Valle Alley.

The applicant has applied for the R-4 with a conditional use for four dwelling units in order to bring the existing three dwelling units into compliance and to allow for a fourth dwelling unit that is currently under construction. Staff believes that the subject property is a substandard lot for the three existing structures and there are major setback encroachments at the rear and side lot lines. In addition to these development standard violations, the existing structures have been constructed too close to each other, creating multiple health and safety concerns for the occupying residents and surrounding neighbors. Lack of space on the subject

CASE NO: Z2008110 CD

Final Staff Recommendation - Zoning Commission

property prohibits the owner from meeting the minimum number of parking spaces required by UDC Table 526-3a. Residents currently park on the street in front of the duplex.

The applicant first applied for a 14-foot variance to allow for an addition to be built 6 feet from the rear property line. The request (A-07-105) was to be considered by the Board of Adjustment on 09/26/07. Upon Zoning Section staff recommendation, the applicant withdrew her case from BOA consideration and applied for a zoning change because a variance from zoning regulations cannot be considered by the BOA until the proper zoning that allows the intended/ existing use is in place. The addition, which was the subject of the BOA request, has since been built on the subject property. The applicant was then cited for building without permits and within the rear and side setbacks. It is estimated that the structure encroaches into the rear and side property line setbacks with a closer distance than the original variance request. If the rezoning request is approved by City Council, the property owner will still need to obtain variances from the setback requirements to keep the existing structures in place.

Staff recommends denial for this zoning change application based on the multiple violations of development standards. The subject property has been developed in a way that is inconsistent with the development pattern of this neighborhood and without regard to health, safety and welfare issues.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: 2008110

Address: 607 S. Chupaderas

Existing Zoning: R - 4

Requested Zoning: R - 4 CD to allow for 4 dwelling units

Registered Neighborhood Association(s): Avenida Guadalupe Neighborhood Association

Neighborhood/Community/Perimeter Plan: Guadalupe Westside Community Plan

Future Land Use for the site: Low Density Residential

Low Density Residential consists of single-family homes on individual lots, on streets with low traffic volumes.

Analysis/Comments:

The adjacent land uses to the East and South of the property are designated Low Density Residential, corresponding to the general single-family home development pattern of the area. To the West and North is a Public/Institutional use; De Zavala Elementary School is located just to the North. From 2007 aerial photography, it appears that the subject parcel is significantly crowded with existing development. In addition to being out of character with the existing neighborhood, adding another dwelling unit to a parcel that totals .1342 acres could put in jeopardy the safety, health and well-being of the occupying residents as well as surrounding neighbors.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

Reviewer: Andrea Gilles

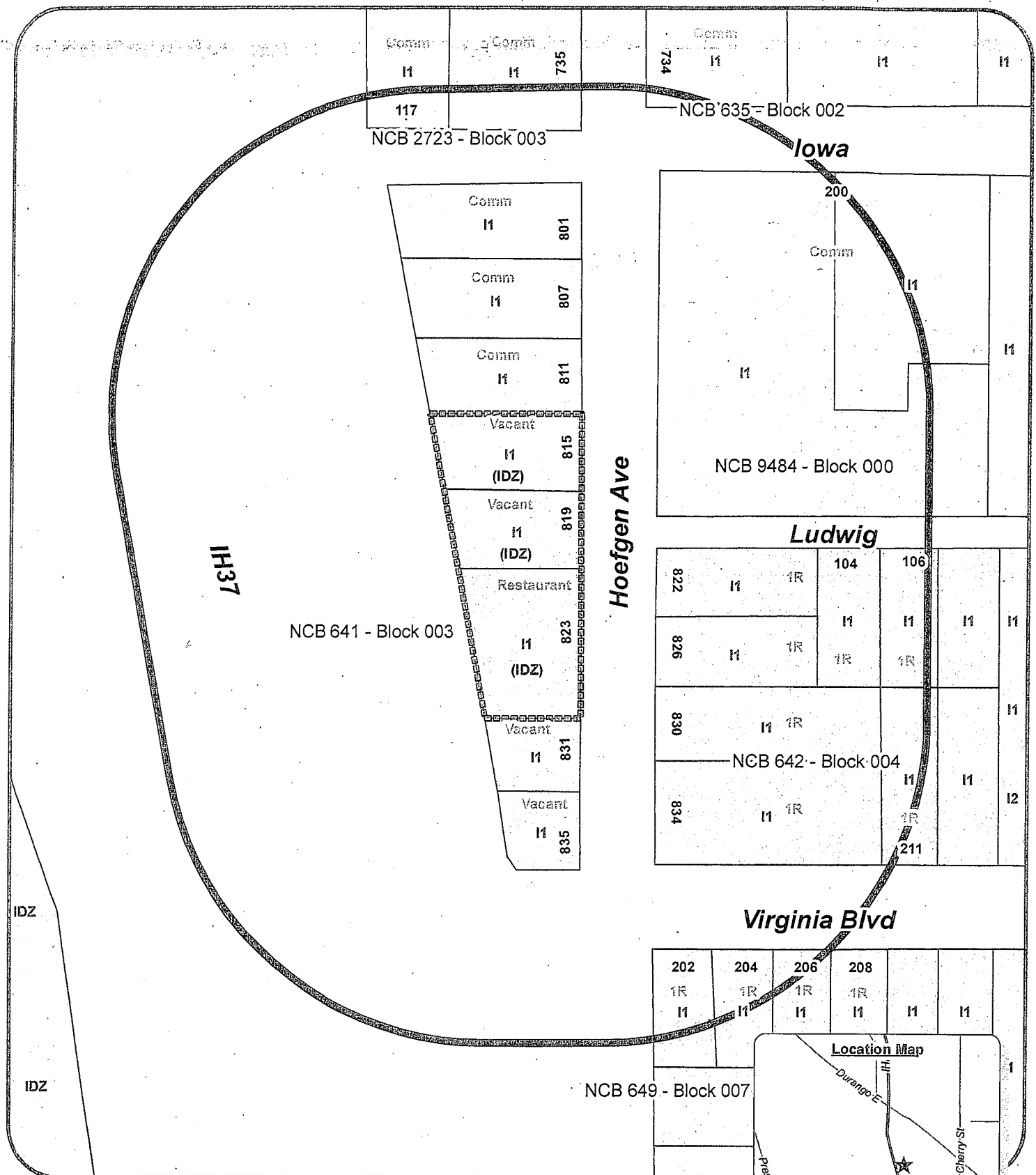
Title: Sr Planner

Date: 3/14/2008

Manager Review: Nina Nixon-Mendez

Date: 3/14/2008

12/30/04



Zoning Case Notification Plan

Case Z-2008-117

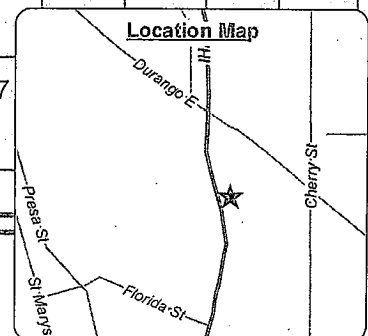
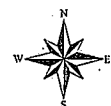
Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 4,5,6, & 7 - NCB 641 - Block 003

Legend

- Subject Property (0.3 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(3/13/2008)

CASE NO: Z2008117

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant Request)
from April 1, 2008 and April 15, 2008 (Applicant Request).

Council District: 2

Ferguson Map: 617 A7

Applicant Name:

Owner Name:

DeLeon & Silvestri Co.

Elias DeLeon & Sandra Silvestri

Zoning Request: From "I-1" General Industrial District to "IDZ " Infill Development Zone with uses permitted in C-3 General Commercial District and a stone monument retail and wholesale use.

Property Location: Lots 4, 5, 6 and 7, Block 3, NCB 641

815, 819 and 823 Hoefgen Avenue

The west side of Hoefgen Avenue; East of IH 37 South

Proposal: To allow a restaurant and retail sales of stone monuments

Neigh. Assoc. None

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Arena District/Eastside Community Plan identifies future land use designations as Light Industrial. Light Industrial land uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering.

Approval

The subject property consists of a vacant 2,300 square foot restaurant (built in 1960) with ingress/egress on Hoefgen Avenue. The property is adjacent to I-1 zoning in all directions. The surrounding land uses consist of undeveloped land to the north and south, residential dwellings and a Bexar County records facility to the east and IH-37 (an expressway) to the west.

The applicant is requesting a zoning change to allow a restaurant and stone monument/garden statuary retail sales. Staff finds the request for IDZ zoning to be appropriate at this location because it would encourage the adaptive reuse of the existing vacant structure within the inner city where infill, mixed-use development and additional density, where appropriate, is encouraged. The applicant has indicated to staff that part of the purpose of the Infill Development zoning request is to allow a stone monument retail operation on a portion of the parking lot of the existing structure. This proposed operation would result in parking deficiencies for the restaurant use. The property would need a total of 25 parking spaces in order to accommodate the two proposed uses. The property currently has 19 parking spaces and the number would be reduced to 14 with the addition of the stone monument retail use as proposed. The proposed restaurant and stone monument retail uses are currently allowed by right in the current I-1 zoning district, however the applicant will have difficulty meeting the minimum parking requirements of the parking standards for the commercial project and is therefore, requesting the IDZ designation. The IDZ designation would provide the property owner the flexibility to undertake renovation on this property, as well as, bring the non-conforming structure into

CASE NO: Z2008117

Final Staff Recommendation - Zoning Commission

compliance with the current development standards and waive the parking requirements. Additionally, the subject property's irregular shape, which is the result of the right-of-way acquisition for IH 37, further limits the reasonable use of the property for an allowable I-1 development. However, the IDZ designation would alleviate many development constraints.

The Infill Development Zone district provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008117

Address: 823 Hoefgen

Existing Zoning: I-1

Requested Zoning: IDZ with uses permitted in C3, stone monument and garden statuary for retail use

Registered Neighborhood Association(s): none

Neighborhood/Community/Perimeter Plan: Arena District/ Eastside Community Plan

Future Land Use for the site:

Light Industrial- The future land use designation for this +/- 0.3073 acre parcel is Light Industrial. Light Industrial land uses accommodate L (light industrial), C-3 (Commercial), and O-2 (Office District) zoning categories. Allowable zoning uses for I-1 include "cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, and warehousing".

Light Industrial Land Uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted and must be under a roof and properly screened. Examples of light industrial uses are cabinet shops, recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

Other Comments:

The Arena District/Eastside Community Plan calls for commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

Analysis:

The subject property, formerly operating as Ray's Mexican Restaurant, is situated along the east side of I-37, approximately 1,200 feet south of the Alamodome. A small cluster of residential housing is located directly to the east of the property, with warehouse and other light industrial uses mixed in the surrounding vicinity. The Community Plan calls for light industrial throughout this area, but recognizes the potential of a retail/commercial transition in some areas of the Community Plan.

This is a request for IDZ with uses permitted in C-3, including stone monument and garden statuary for retail sales for approximately 0.3073 acres of a single parcel located at 823 Hoefgen. **The purpose of the IDZ (Infill Development Zone) "is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards" of the IDZ section. Additionally, IDZ standards outlined in Article 3, 35-343 of the Unified Development Code state, "a proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located."**

The applicant has provided a proposed site plan indicating the increased retail density for the site. Initially, staff had concerns regarding the flexible parking standards under IDZ at this location as the original plan did not articulate the proposed number of parking spaces on-site. The revised plan (attached) currently shows that the site will have fourteen parking spaces which will include the existing head-in parking spaces on Hoefgen Street. The applicant has also indicated that a parking agreement will be negotiated on an adjacent parcel to address parking availability.

12/30/04

Neighborhood and Urban Design Division Zoning Case Review

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

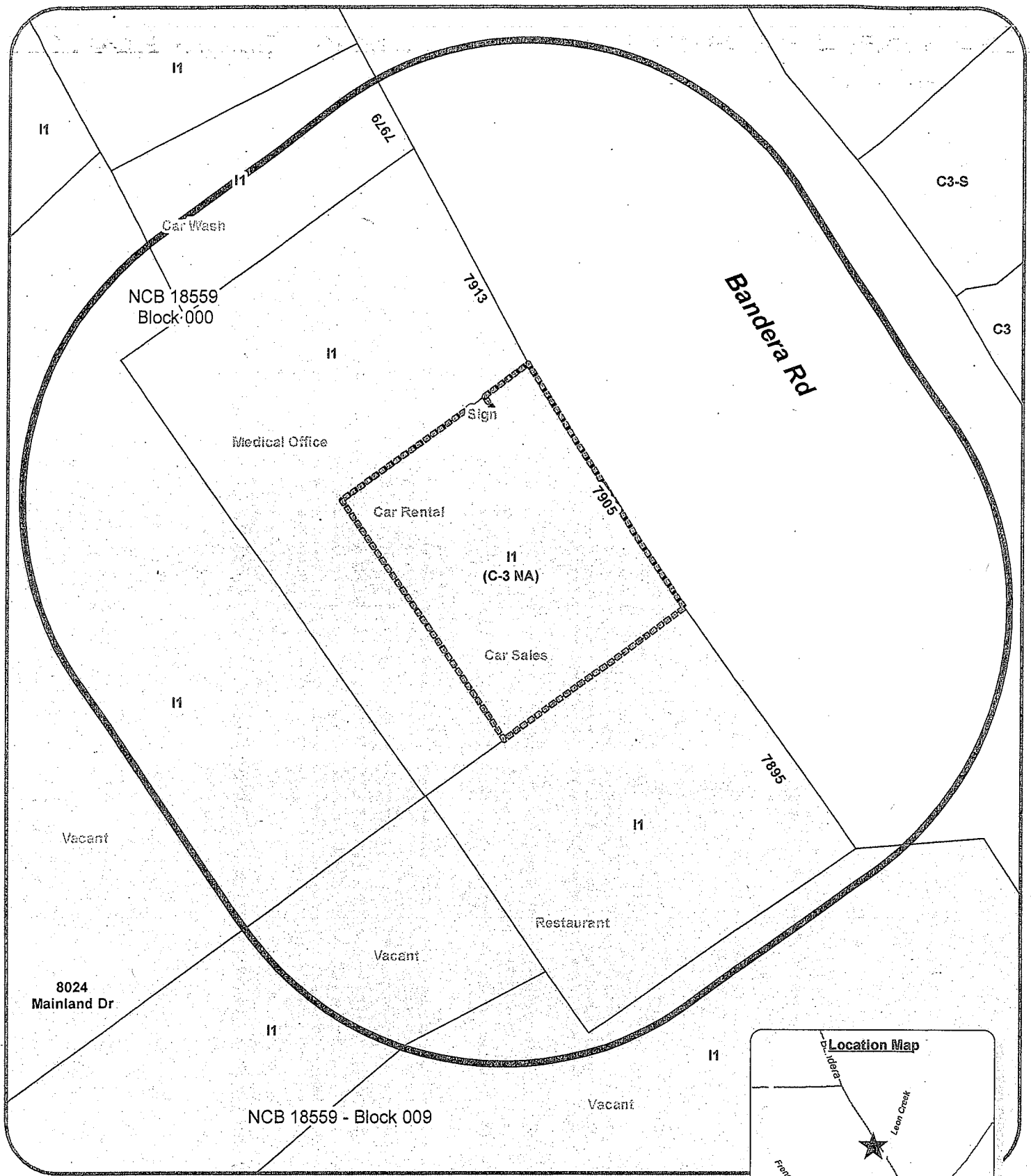
Reviewer: Gary Edenburn

Title: Senior Planner

Date: 4/30/2008

Manager Review: Nina Nixon-Mendez

Date: 4/30/2008



Zoning Case Notification Plan

Case Z-2008-126

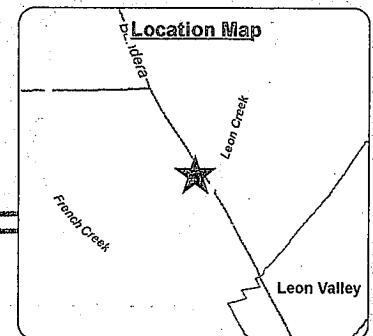
Council District 7

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 1 - NCB 18559 - Block 000

Legend

Subject Property	▤▤▤▤▤▤▤▤ (1.5867 Acres)
200' Notification Buffer	▤▤▤▤▤▤▤▤
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	▬▬▬▬▬▬▬▬



City of San Antonio - Development Services Dept
(3/29/2008)

CASE NO: Z2008126

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant's Request)
From April 15, 2008

Council District: 7

Ferguson Map: 547 E8

Applicant Name:

Owner Name:

Oscar Andres Hernandez

Oscar Andres Hernandez

Zoning Request: From "I-1" General Industrial District to "C-3 NA" General Commercial, Nonalcoholic Sales District.

Property Location: Lot 1, NCB 18559

7905 Bandera Road

Southwest of the Bandera Road and Mainland Street intersection

Proposal: To conform with existing use

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

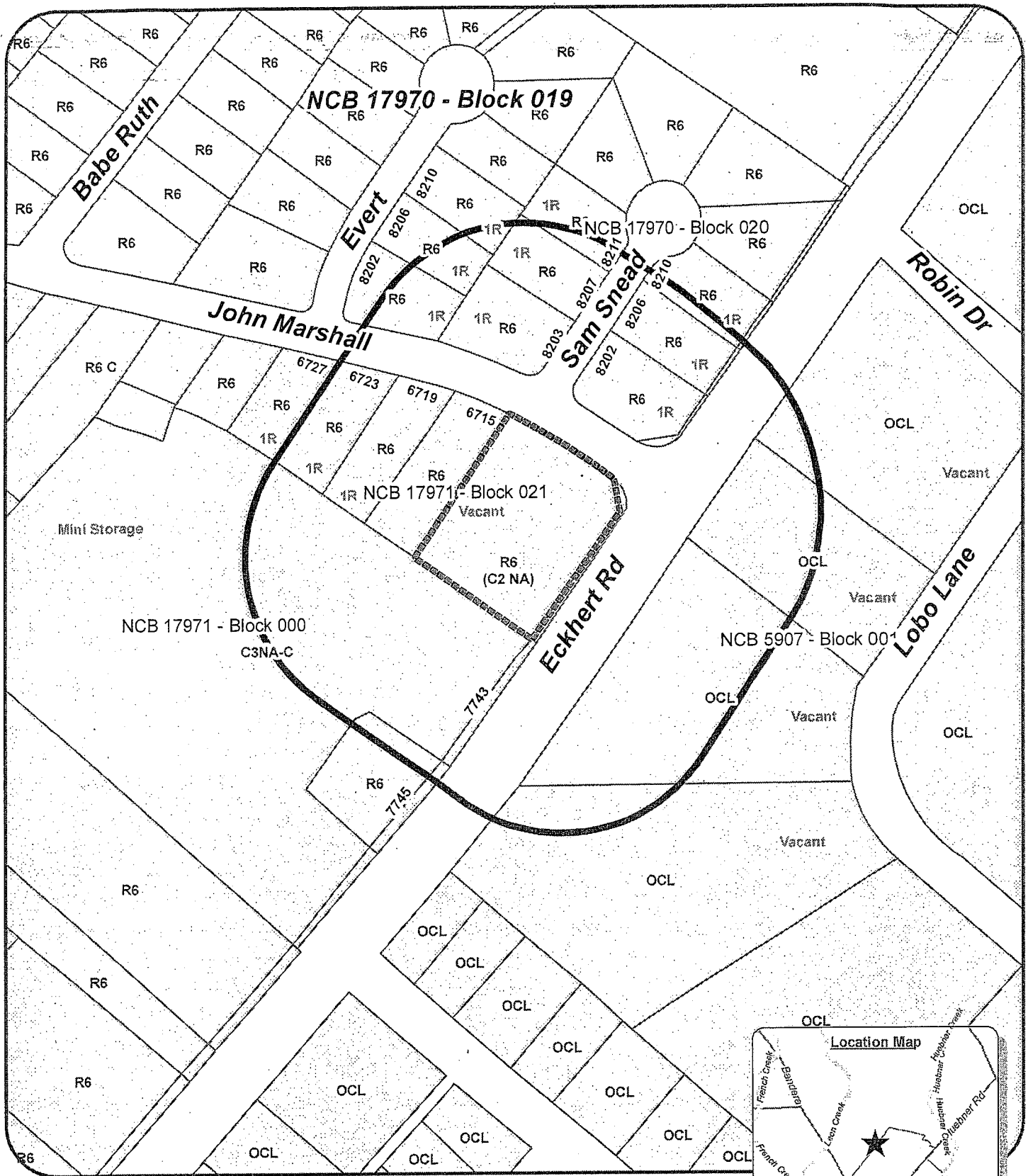
The request conforms to the land-use plan upon the emendment on April 23rd before the Planning Commission. The Northwest Community Plan designates this area as regional commercial.

Approval

The subject property is located on the City's northwest side. This parcel is situated on the west side of Bandera Road, south of the intersection of Bandera Road and Mainland Street. This area, including the subject lot, was annexed into the City of San Antonio on December 31, 1987. The subject property is developed and totals 0.5867 acres. The current zoning of the subject property is "I-1" and is occupied by a car rental office and a car sales lot. Properties adjacent to the subject property are zoned "I-1", but are occupied by commercial and office uses. Properties across from Bandera Road are zoned "C-3" and are occupied by compatible uses. There is a medical office use to the north and a restaurant to the south of the subject property. There are no residential uses around the property. The subject property was zoned "I-1" prior to the adoption of existing zoning classification in 2002 and remained with the same zoning district. This lot is also within the Northwest Community Plan which designates this area as community oriented, rather than regional, commercial district.

The applicant is requesting "C-3" zoning to make the existing uses compatible with the zoning. The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. The property's location, on a Primary Arterial "Type A" – Bandera Road, and existence of "C-3" commercial and other industrial uses in the vicinity make this request acceptable.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z2008135

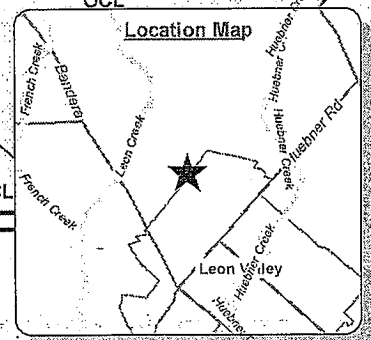
Council District 7

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots 12, esc SE 5 feet - NCB 17971 - Block 021

Legend

- Subject Property (0.7810 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(4/01/2008)

CASE NO: Z2008135

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant Request)
from April 15, 2008.

Council District: 7

Ferguson Map: 548 A8

Applicant Name:
Jerry Arredondo

Owner Name:
Ruben Yanez, Jr.

Zoning Request: From "R-6" Residential Single-Family District to "C-2 NA" Commercial, Nonalcoholic Sales District.

Property Location: Lot 12, Block 21, NCB 17971, save and except .030 acres out of NCB 17971

6700 Block of John Marshall Road

Southwest corner of John Marshall and Eckhert Road

Proposal: To Allow for a Retail Center

Neigh. Assoc. None

Neigh. Plan Huebner/Leon Creek Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Consistent

The Huebner/ Leon Creek Community Plan calls for Community Commercial land use for the subject property. Community Commercial land use allows offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. "C-2" Commercial District is considered a Community Commercial land use and is consistent with the plan.

Approval

The subject property was annexed in 1952, totals approximately .7810 acres and is currently undeveloped. The subject property was zoned to R-6, which was approved by the City Council on September 27, 2001 (Ordinance #94634.)

"R-6" Residential Single-Family District zoning exists to the west of the subject property and to the north across John Marshall. Property to the east across Eckhert Road is outside the city limits (Leon Valley) and property to the south is zoned "C-3 NA CD" General Commercial, Nonalcoholic Sales District with a conditional use for a mini-storage facility. Land uses immediately adjacent to the proposed development consist of single-family homes to the west of the subject property and to the north across John Marshall. John Marshall High School is to the east across Eckhert Road and there is a mini-storage facility to the south.

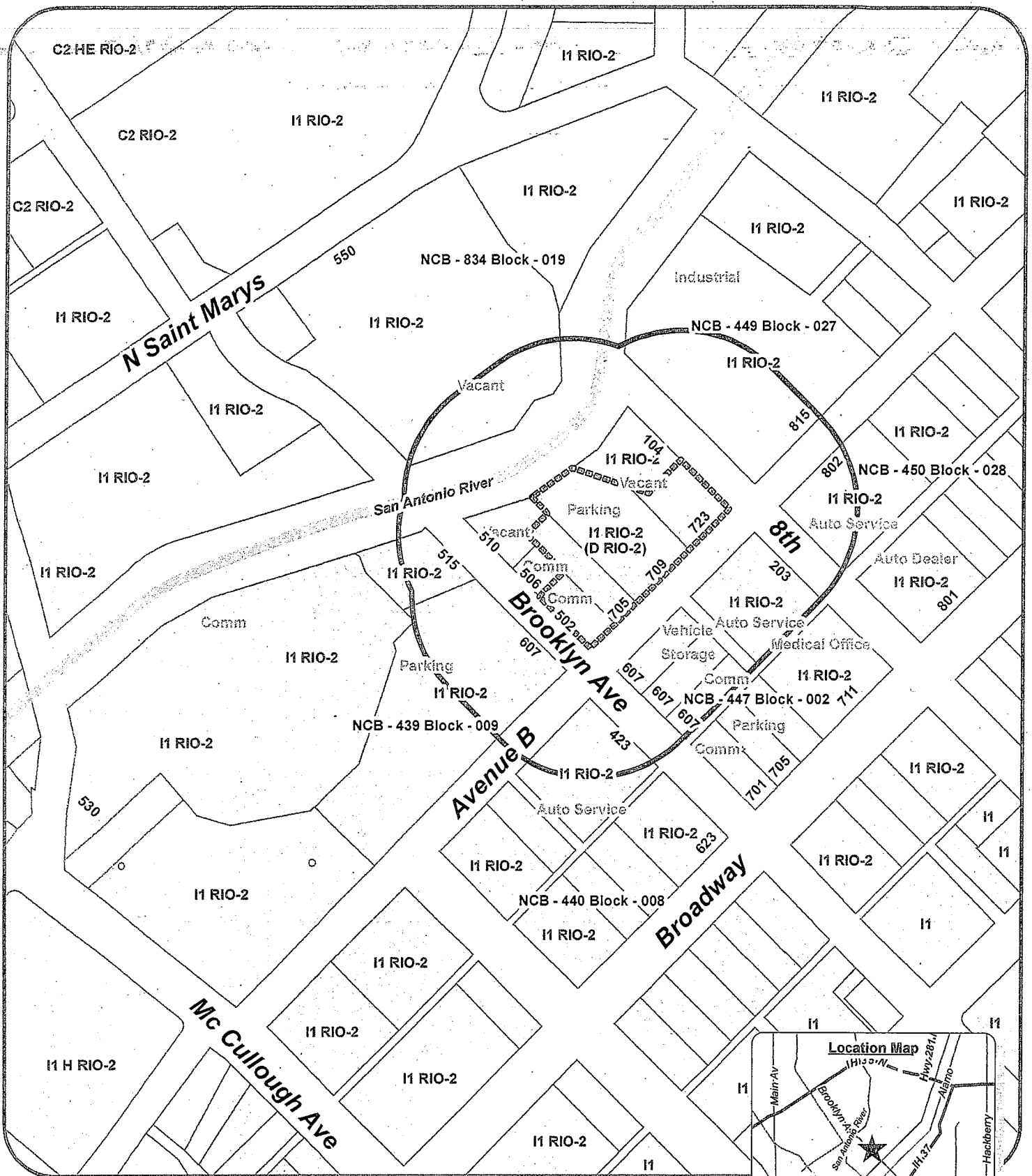
The applicant has applied for C-2 NA in order to allow for a commercial/ retail development on the subject property. Commercial/ retail uses may provide beneficial services to the surrounding community and provide additional employment opportunities in this immediate area. Although the requested rezoning is an increase in intensity from R-6 to C-2 NA, staff believes that the existing R-6 zoning classification is not compatible with the character of Eckhert Road and that the subject property is unlikely to be developed for residential uses. There are multiple commercial uses and zoning along Eckhert Road between Bandera Road and John Marshall. The proposed C-2 NA Commercial, Nonalcoholic Sales District is consistent with the zoning and use pattern of the area and conforms to the general development pattern of Eckhert Road, a Secondary Arterial Type A.

CASE NO: Z2008135

Final Staff Recommendation - Zoning Commission

C-2 districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Any proposed development located in a C-2 Commercial District and adjoining a zoning district zoned R-6 Residential Single-Family District, will require the applicant to install a type B buffer. Residents to the north front Sam Snead, thereby being mostly protected from potential negative impacts from a commercial use on the subject property.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z-2008-140

Council District 4

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot A1, the South 15.5 feet of Lot 1 and Lot 2, Lot 3, the South 184 feet of Lot 4 and the Southeast 107.3 feet of Lot 5 Block 1 - NCB 448

Legend

- Subject Property (1.0587 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
4/21/2008)

CASE NO: Z2008140

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 1

Ferguson Map: 616 F4

Applicant Name:

Owner Name:

H. Glenn Huddleston

H. Glenn Huddleston

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District-2 to "D RIO-2" Downtown River Improvement Overlay District-2.

Property Location: Lot A1, the south 15.5 feet of Lot 1 and Lot 2, Lot 3, the south 184 feet of Lot 4 and the southeast 107.3 feet of Lot 5, Block 1, NCB 448

502 Brooklyn Avenue, 703, 705, 709, and 723 Avenue B

Avenue B, between Brooklyn Avenue and 8th Street

Proposal: To allow for residential and commercial mix use

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed this requested rezoning and decided that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

The request is consistent with the existing Downtown Neighborhood Plan.

Staff Recommendation:

Denial

The subject property is located on the north side of Downtown along the west side of Avenue B, between Brooklyn Avenue and 8th Street. It totals approximately 1.0587 acres comprising four abutting parcels. Three of these parcels are being used as a parking lot for the AT&T building which is located to the south of the subject property. The fourth parcel is developed with a two story building. The base zoning of this property converted from the 1938-era "K" district to "I-1" district upon adoption of the UDC in 2002. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908.

Parcels to the east (across from Avenue B) are zoned "I-1 RIO-2" and are being used as automobile service areas for an automobile dealer which is located on Broadway. AT&T is located to the south, across Brooklyn Avenue from the subject property, and is zoned "I-1 RIO-2". Finally, the property located to the north, across 8th Street from the subject property, is zoned "I-1 RIO-2", and is occupied by industrial-oriented uses.

The San Antonio River abuts the subject property on the west and is currently under construction as part of the

CASE NO: Z2008140

Final Staff Recommendation - Zoning Commission

San Antonio River Improvements Project – Museum Reach. The heavy equipment currently situated on properties in this area is being utilized for this river improvement construction. The subject property also lies within the River North Plan area. Current efforts are being made to embrace this area with pedestrian friendly and mixed use features.

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts: of particular note is the unlimited height provision. As mentioned above, the subject property lies within the "RIO-2" Overlay, which caps the potential height of any structure on the subject site at 120 feet. The applicant is requesting this zoning change so that the existing two-story building on the subject property may be utilized for mixed use: retail on the first floor, residential on the second floor. However, there are other options for the applicant to achieve his desired redevelopment/adaptive reuse project with a different zoning district that would be less intense than "D", for example "C-3"; possibly "C-2" depending on the height of the existing building.

The requested zoning district is not appropriate for this location because:

- a. ☐ the development standards of the "D" District would allow development that would be inconsistent with the surrounding neighborhood/existing development, and
- b. ☐ there are less intense zoning district options available for the applicant to achieve his proposed mixed-use project.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008140

Address: 502-506 Brooklyn; 705, 709, and 723 Avenue B

Existing Zoning: I-1 RIO-2

Requested Zoning: D RIO-2

Registered Neighborhood Association(s):
n/a

Neighborhood/Community/Perimeter Plan:
Downtown Neighborhood Plan

Future Land Use for the site:
Mixed Use

Analysis:

Mixed Use land use provides for a mix of commercial, office and residential uses. The future land use map of the Downtown Neighborhood Plan designates the subject property as the "North River Neighborhood" and is labeled as district "A." This district promotes low and mid-rise mixed use / arts along the San Antonio River with active and passive recreational spaces. Low to mid-rise are defined as between 3-5 stories and 40-50 units per acre.

The requested Downtown zoning district has no height limitations and no maximum density. The RIO-2 Overlay district which includes the subject property allows 10 stories with additional restrictions as necessary to meet the Solar Access standards.

Although the Downtown zoning is encouraged in the City's Business District, which includes the subject property, the Downtown Neighborhood Plan divides the area into thirteen (13) districts with specific standards. Although the proposed zoning is consistent with the "Mixed Use" future land use category, it is not in keeping with the specific recommendations of the North River Neighborhood district within the Downtown Neighborhood Plan regarding development intensity.

The Downtown Neighborhood Plan was adopted in 1999. In 2007, an update to the River North portion of the plan was begun (which encompasses districts A, B, C, and R of the 1999 Plan). The objective of the "River North" plan is to spur revitalization of this area. Little revitalization has occurred in the River North portion since adoption of the Plan in 1999. The River North update has revisited the plan and is working with the public to create a new, implementable vision, for property owners in the area and the City as a whole.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Recommends Denial

☐ Alternative Recommendation:

Reviewer: Rebecca Paskos

Title: Senior Planner

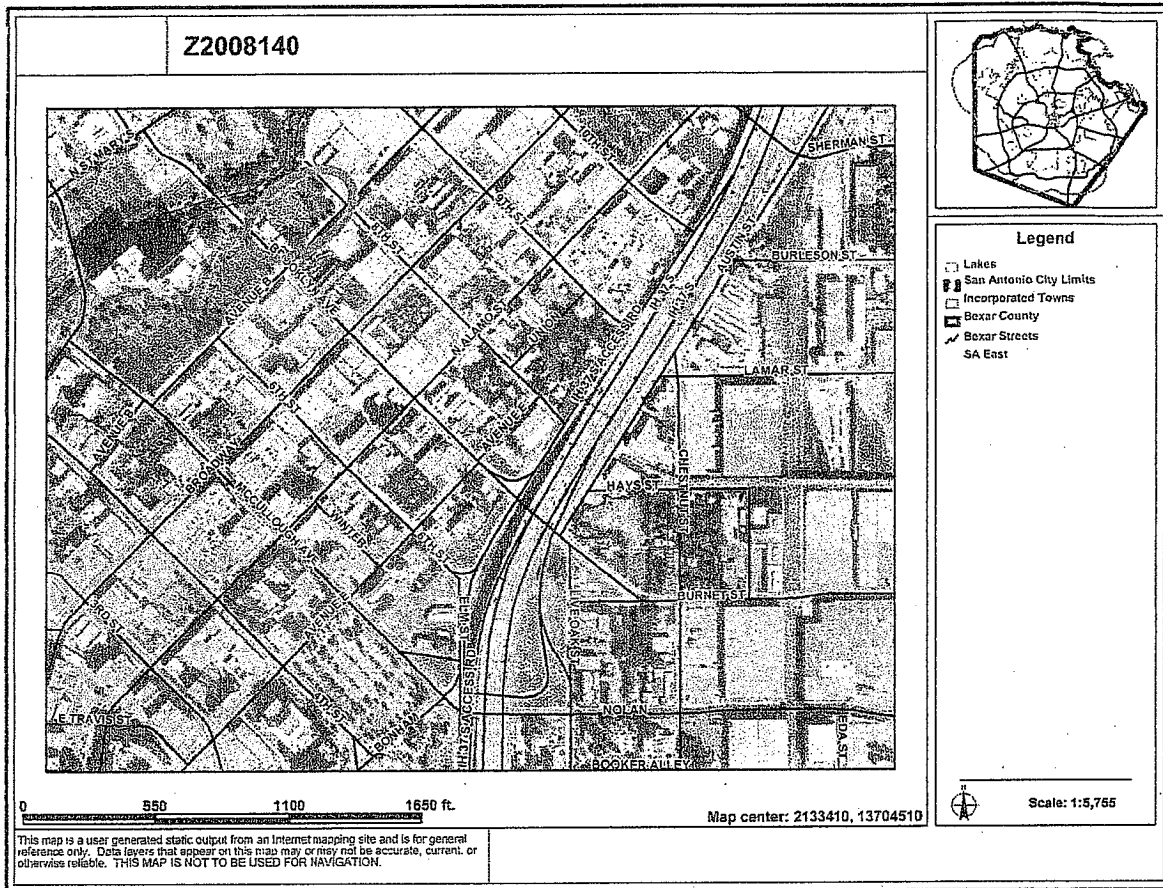
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Manager Review: Nina Nixon-Mendez

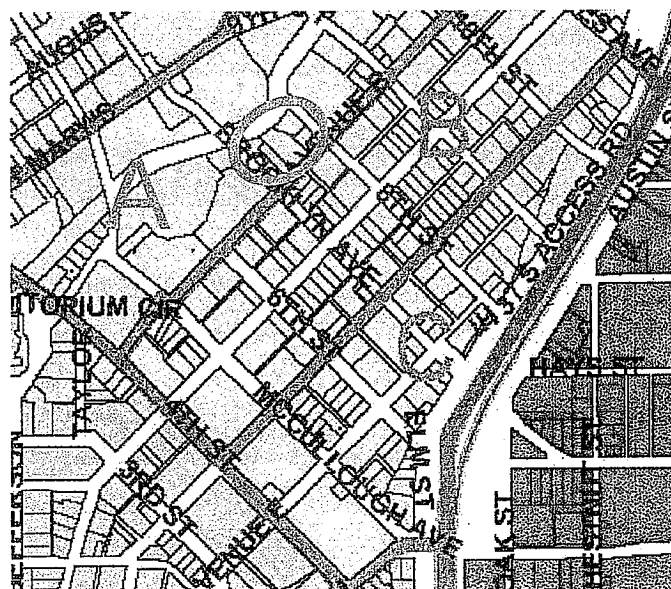
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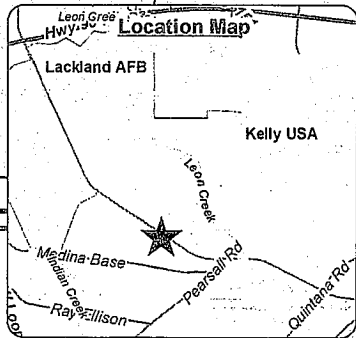
Neighborhood and Urban Design Division Zoning Case Review

Aerial



Land Use Plan





CASE NO: Z2008141

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 4

Ferguson Map: 648 C5

Applicant Name:

Salah E. Diab, P. E.

Owner Name:

Bharat Sanghavi

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 3.176 acres out of NCB 15318

5100 Block of West Military Drive

West Military Drive, west of Whitewood Drive

Proposal: To allow for a retail shopping center

Neigh. Assoc. People Active in Community Effort

Neigh. Plan United Southwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Request does not conform to Land Use Plan. Future Land Use for this site is Community Commercial.

Denial of "C-3", with an alternate recommendation of "C-2"

The subject property is located on the west side of the City. This is a vacant property that totals approximately 3.176 acres and is situated on the south side of West Military Drive. A small portion of the property to the south is on the west side of Whitewood Drive. This area was annexed into the City on December 26, 1972. The zoning on this parcel converted from "R-1" to "R-6" following the adoption of the current zoning districts in 2002. This side of West Military Drive is developed with commercial and service oriented uses. The adjacent property to the west is zoned "C-2" and is occupied by an automobile dealer. The lot to the southwest of this property is zoned "R-6" and is occupied by low-density apartments. The properties to the east are commercial and automobile repair uses, zoned "C-3R" and "R-6". The lots to the south of the subject property are zoned "R-6" and occupied by residential single-family dwellings. The lot across from Whitewood Drive is zoned "MF-33" and occupied by apartment complex. Lackland Air Force Base is located across West Military Drive to the north.

The applicant is requesting this zoning change so that the subject property may be utilized as a retail shopping center. The United Southwest Neighborhood Plan calls for community oriented commercial uses for this area which corresponds to allowable uses in the "C-2" district. The requested types of uses are also allowed in "C-2" commercial district. Therefore, "C-2" commercial district is more appropriate than "C-3" general commercial district which is considered regional commercial district. "C-2" zoning on the subject site would require a 10 foot side setback and 15 foot "Type B" landscape buffer where the subject property abuts residential uses.

CASE MANAGER: John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008141

Address: SW Military Dr.

Existing Zoning: R-6

Requested Zoning: C-3

Registered Neighborhood Association(s): People Active in Community Effort

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Community Commercial

Analysis:

The subject property is approximately 3.176 acres of vacant land; the subject property fronts SW Military Dr. and is in between Rustleaf and Whitewood Dr. The applicant is seeking a zoning change from R-6 to C-3 in order to build a retail shopping center, to include some retail stores, fast food restaurants, doughnut shop, pharmacy etc.

The United Southwest Communities Plan designates the future land use as Community Commercial; the community plan defines Community Commercial as providing for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. The United Southwest Communities Plan future land use does not support Regional Commercial; however, C-2 zoning will allow the applicant to operate a retail shopping center. Denial of C-3 is recommended.

Other Comments:

The United Southwest Communities Plan will support a zoning change to C-2.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☐ Denial

☒ Alternate Recommendation: Recommend applicant change request to C-2.

Reviewer: Sidra Maldonado

Title: Planner

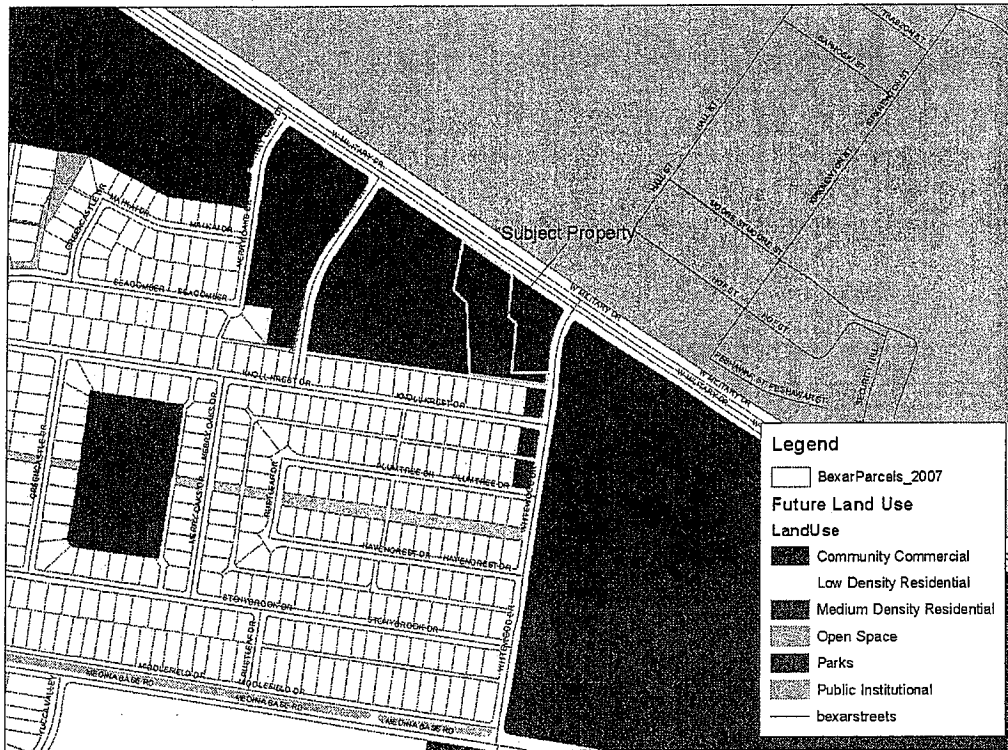
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Manager Review: Nina Nixon-Mendez

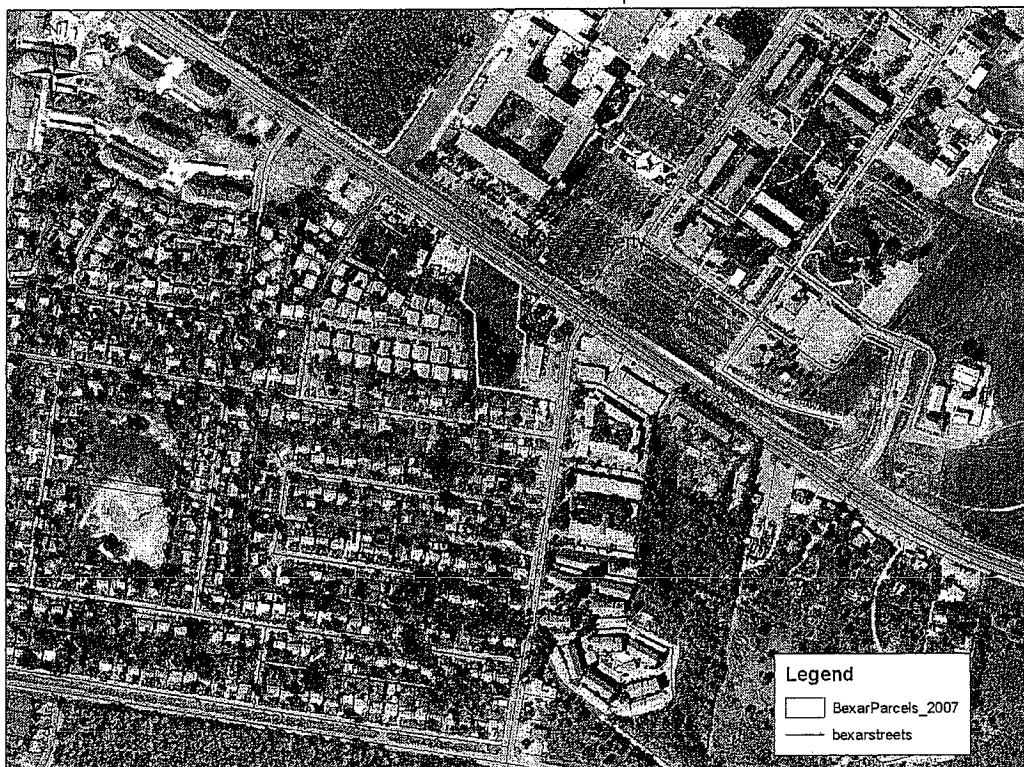
Date: 04/24/2008

Neighborhood and Urban Design Division Zoning Case Review

Z2008141: Future Land Use Map



Z2008141: Aerial Map





Zoning Case Notification Plan

Case Z-2008-144 CD

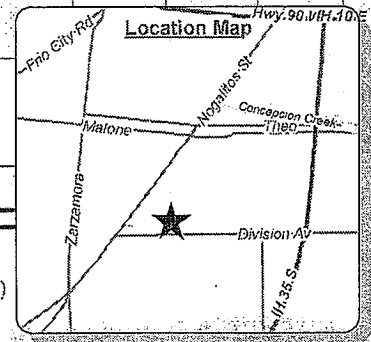
Council District 5

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 18 - NCB 3480 - Block 014

Legend

Subject Property (0.1618 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 4/09/2008)

CASE NO: Z2008144 CD

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 5

Ferguson Map: 650 A3

Applicant Name:

Owner Name:

Isamary Bauer

Isamary Bauer

Zoning Request: From "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of 5 units.

Property Location: Lot 18, Block 14, NCB 3480

231 Carlisle Avenue

Carlisle Avenue, west of Saint Elmo Avenue

Proposal: To allow for rental units

Neighborhood Association: None

Neighborhood Plan: Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Base zoning not changing; consistency determination not required. Staff recommends denial of this proposal. Although the base zoning is not changing and R-4 is consistent with the land use plan, the conditional use request is too intense for this parcel and does not conform to the intent of the land use plan. The future land use designation for the subject property is Low-Density Residential.

Denial

The use of the property was an illegally operating boarding home with two separate structures on the lot. The owner of the subject property has been repeatedly cited by Code Compliance and was placed on probation by the Municipal Courts. There is no indoor plumbing; residents use a facility to the rear of the first structure and on the side of the second structure. There are major setback encroachments at the rear and side property lines and virtually all of the required front yard area has been paved to accommodate off-street parking. The subject property totals approximately .1618 acres is completely surrounded by single-family homes. Subject property is within the Nogalitos/South Zarzamora Community Plan. Property to the east, west, north across the alley and across Carlisle Avenue to the south is zoned "R-4" Residential Single-Family District.

Previous zoning cases occurred from 2002 to 2007, with this property never being rezoned from "R-4" Residential Single-Family District, which was converted from "R-7" Small Lot Residence District. The first zoning case Z2002115 was submitted on May 31, 2002 and was withdrawn by the applicant (Requested "MF-40" Multi-Family District). The second zoning case Z2004120 was heard by the Zoning Commission on June 1, 2004 which recommended Denial of "C-1" Light Commercial District for a Boarding House for 6 to 8 residents. The third zoning case Z2006266 was heard by the Zoning Commission on February 20, 2007 which recommended Denial of "C-1" Light Commercial District for a Boarding House for 6 to 8 residents.

Staff recommends denial for this zoning change application based on the multiple violations of development standards. Further, the applicant resides across the street at 230 Carlisle Avenue and has been repeatedly

CASE NO: Z2008144 CD

Final Staff Recommendation - Zoning Commission

cited by Code Compliance for multiple violations at that location. As of March 3, 2008 the applicant was cited for multiple violations at 230 and 231 Carlisle Avenue. The subject property has been developed in a way that is inconsistent with the development pattern of this neighborhood and without regard to health, safety and welfare issues. A Conditional Use for a total of 5 units would provide a negative use to the community and be out of character with this residential neighborhood. Despite all notifications and warnings, the owner has continued her illegal activities.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008144

Property Address: 231 Carlisle Ave.

Existing Zoning: R-4

Requested Zoning: R-4 (CD to allow for 5 units)

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Nogalitos/South Zarzamora Community Plan

Future Land Use for the site: Low-Density Residential

Other Comments:

The future land use designation for the subject property is Low-Density Residential. Low-Density Residential uses include single-family houses on individual lots with or without attached or detached accessory dwelling units, such as granny flats, garage apartments, and ECHO units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy access.

Analysis:

The subject property is located in the middle of a single-family residential neighborhood and is surrounded by single-family homes and R-4 zoning. Although the base zoning is not changing, and therefore a consistency review is not technically required; the requested zoning change is for a use too intense for a parcel at this location. In an effort to maintain and preserve single family neighborhoods, the land use description for low density residential in the Nogalitos/S. Zarzamora Plan further states that "only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure". The applicant's request to allow for five units in the form of a duplex and single family residence in the rear of a single family structure is out of character for the neighborhood and inappropriate for the subject lot.

In addition, the Community Plan places great emphasis on code compliance enforcement (Objective 2.2, pg. 35), particularly as a means of maintaining and enhancing neighborhood character. Several code compliance citations have been issued for infractions at the subject parcel. Greater density and traffic through the parcel could make compliance with City codes even more challenging.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Base zoning not changing; consistency determination not required

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

Note: Although the base zoning is not changing and R-4 is consistent with the land use plan, the conditional use request is too intense for this parcel and does not conform to the intent of the land use plan.

Reviewer: Andrea Gilles

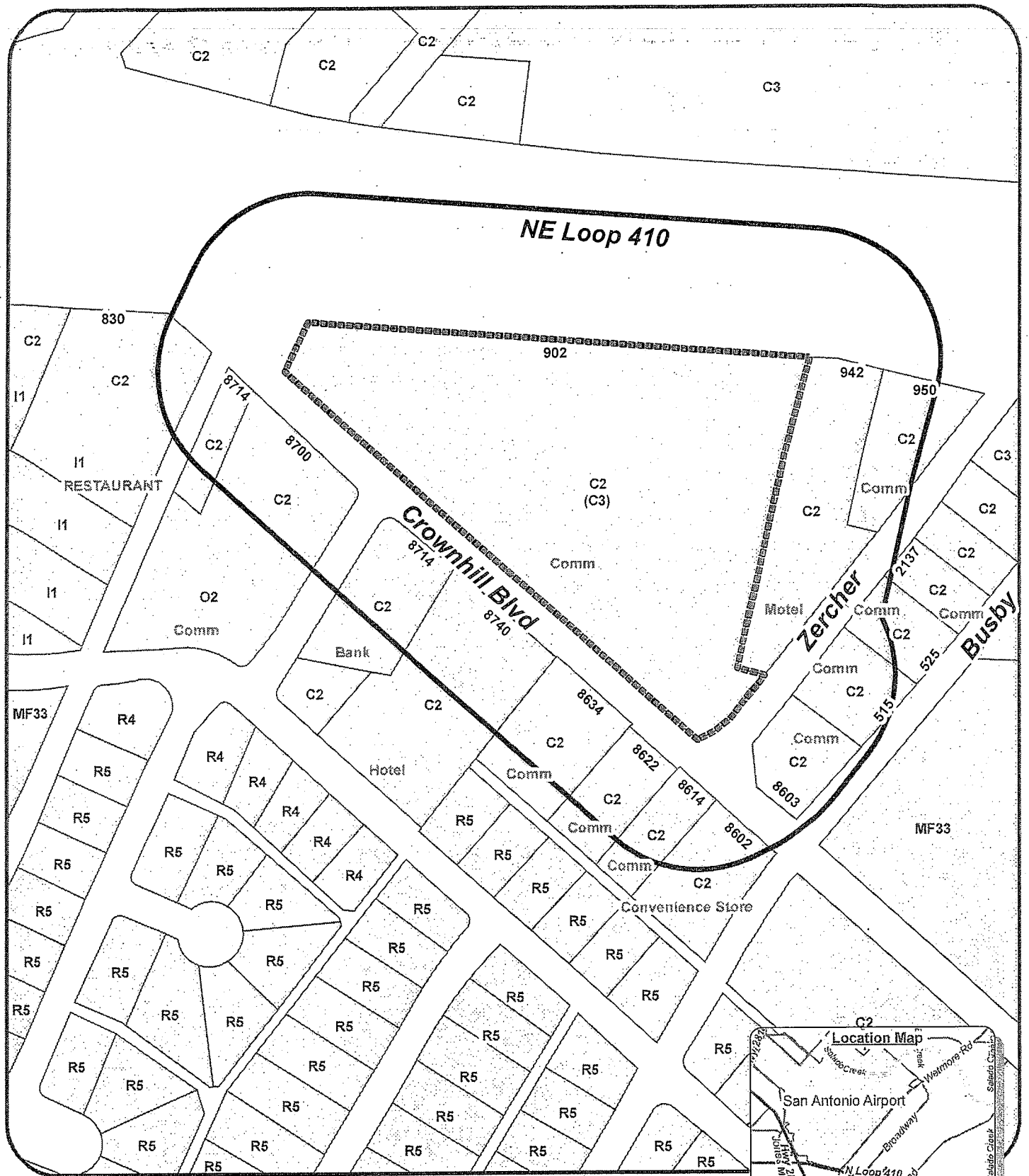
Title: Sr. Planner

Date: 4/23/2008

Manager Review: Nina Nixon-Mendez

Date: 4/23/2008

12/30/04



Zoning Case Notification Plan

Case Z-2008-146

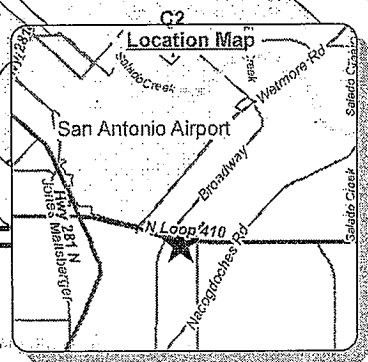
Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 4 - NCB 11893 - Block 001

Legend

Subject Property	===== (6.45 Acres)
200' Notification Buffer	=====
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	=====



City of San Antonio - Development Services Dept
4/10/2008)

CASE NO: Z2008146

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 9

Ferguson Map: 551 C8

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Puget of Texas, Inc.

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District.

Property Location: Lot 4, Block 1, NCB 11893

902 Northeast Loop 410

South side of Northeast Loop 410 between Crownhill Boulevard and Northeast Loop 410

Proposal: Commercial uses including a hotel

Neighborhood Association: Oak Park-Northwood Neighborhood Association

Neighborhood Plan: Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Consistent

Request is consistent with the Northeast Inner Loop Neighborhood Plan. Staff recommends approval of this proposal. Recommendation is based on the following factors. The C-3 designation aligns appropriately with the development. Considering the site is both adjacent to an expressway and a commercial project within a commercially zoned district, the project is conducive to the area and location. Subsequently the project will generate more intensive commercial uses than those located within a C-2 zoned district.

Approval

The proposed rezoning is located in north San Antonio along Northeast Loop 410 and Crownhill Boulevard. The project site was annexed in 1952, totals approximately 6.45 acres, and is currently developed with multiple buildings. In 2002 following the adoption of the Unified Development Code, the existing "C-2" Commercial District converted from the previous "B-2" Business District. The surrounding zoning consists of "C-2" Commercial District to the east and across Crownhill Boulevard to the south west. The site is within the Oak Park-Northwood Neighborhood Association and Northeast Inner Loop Neighborhood Plan.

The applicant has applied for "C-3" General Commercial District to allow the development of commercial uses including a hotel on the project site. There are various commercial developments along Northeast Loop 410. Staff finds the "C-3" General Commercial District appropriate given the frontage on a freeway access road and the nearby commercial node at Northeast Loop 410 and Broadway Street. Commercial uses already exist at this location. "C-3" zoning is most appropriate at the intersections of arterials or commercial nodes, or along freeway frontages. The requested C-3 zoning would not be out of character with the commercial trend in the area. "C-3" General Commercial Districts are typically characterized as community and regional shopping centers, power centers and should also incorporate shared internal circulation and limited curb cuts to arterial streets. "C-3" districts permit general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008146

Address: 902 East Loop 410, San Antonio, Texas, 78209

Existing Zoning: C-2, Commercial

Requested Zoning: C-3, General Commercial

Registered Neighborhood Association:
Oak Park/Northwood Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Northeast Inner Loop Neighborhood Plan

Future Land Use for the site:

Intense Commercial which includes "big box" retailers, auto repair shops, car sales lots, uses with outdoor storage, mini-storage units, large commercial landscape companies, and multi-story office buildings. Intense commercial areas are located along Loop 410 and at the major intersection of Austin Highway and Harry Wurzbach. If this use abuts a residential category appropriate buffering is required.

Other Comments:

The applicant is seeking a C-3 General Commercial district zoning designation to reconstruct the proposed site. It will include two restaurants, a bank, a retail store, and a hotel. C-3 General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3 General Commercial uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. These districts prohibit any outdoor storage.

The proposed site is located at 902 East Loop 410. All properties adjacent and abutting the site are commercial. In addition, the site lies within a solely zoned C-2 commercial district.

The future land use is intense commercial as described above. The C-3 Commercial District designation is consistent with intense commercial. According to the Northeast Inner Loop Neighborhood Plan, commercial areas are generally located on primary arterials and expressways (p 31). As stated in the Plan, Intense Commercial areas are located along Loop 410 and at the major intersection of Austin Highway and Harry Wurzbach (p 31) and if this use abuts a residential category appropriate buffering is required (p 30).

Staff recommends approval of this proposal. Recommendation is based on the following factors. The C-3 designation aligns appropriately with the development. Considering the site is both adjacent to an expressway and a commercial project within a commercially zoned district, the project is conducive to the area and location. Subsequently the project will generate more intensive commercial uses than those located within a C-2 zoned district.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Loretta N. Olison

Title: Senior Planner

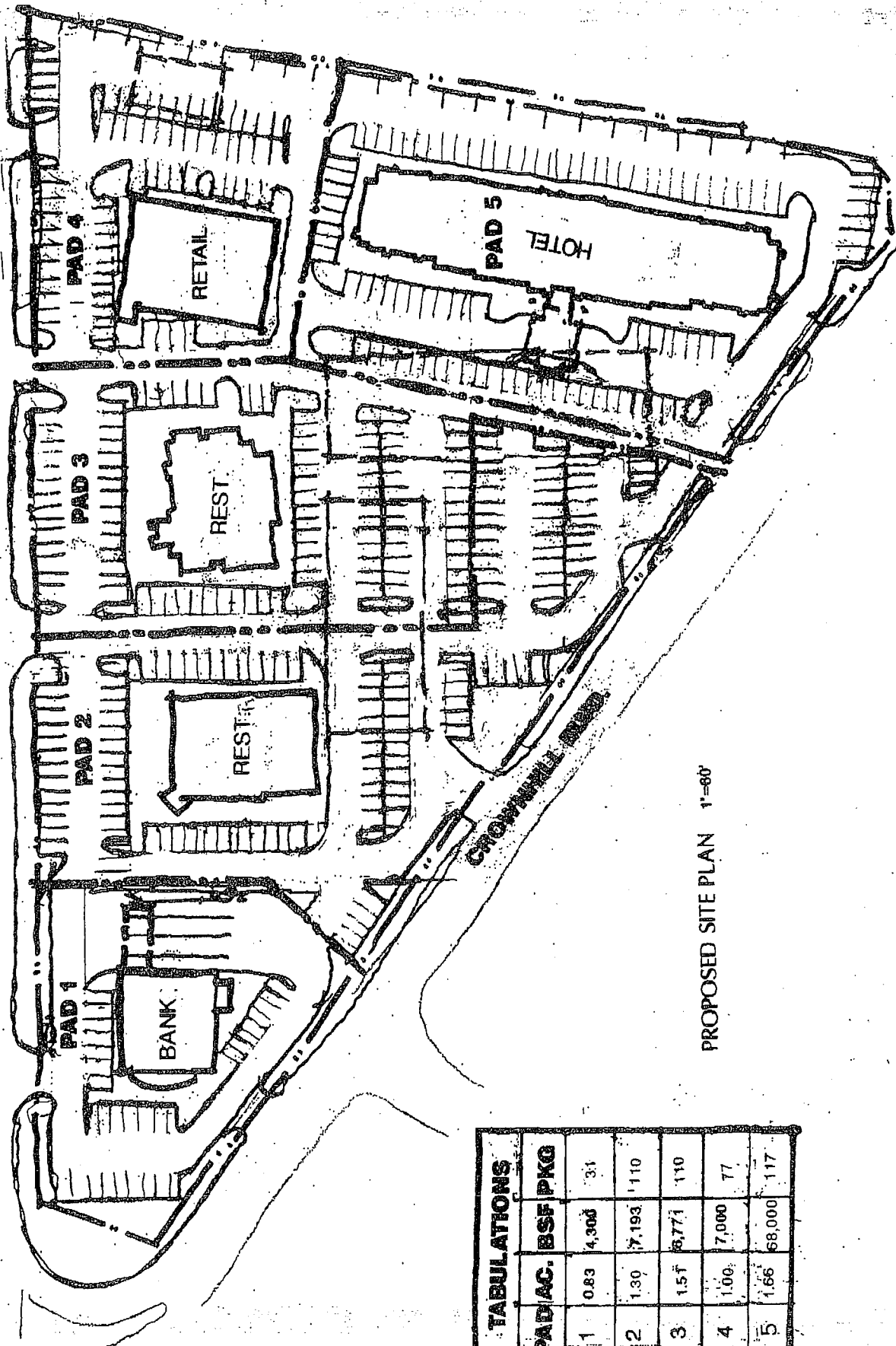
Date: 04/23/2008

Manager Review: Nina Nixon-Mendez

Date: 04/23/2008

12/30/04

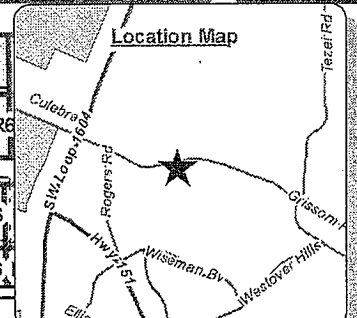
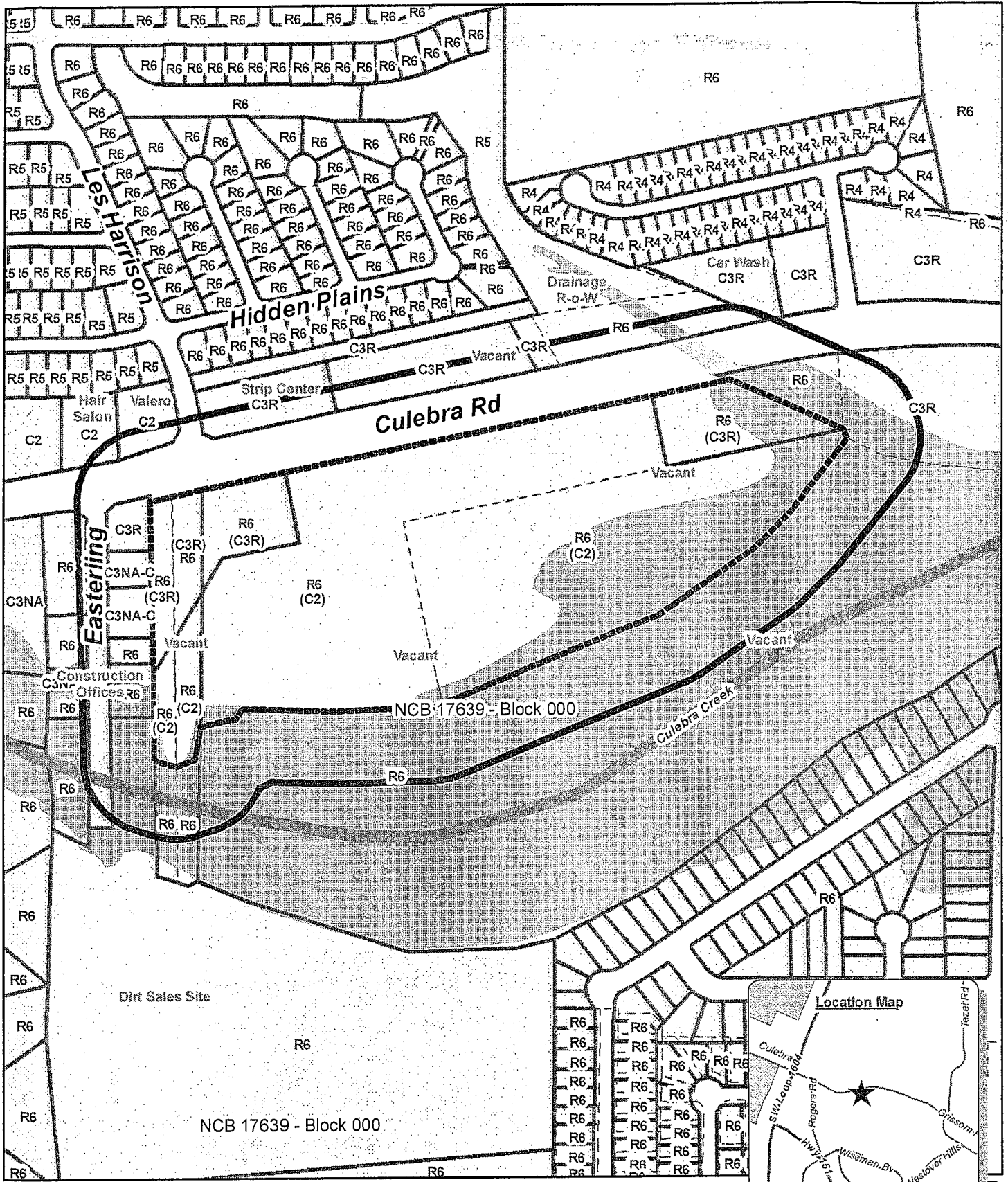
LOOP 410



PROPOSED SITE PLAN 1"=80'

TABULATIONS				
PAD	AC.	BSF	PKG	
1	0.83	4,300	31	
2	1.30	7,193	110	
3	1.57	8,771	110	
4	1.00	7,000	77	
5	1.66	68,000	117	

Z8000146



Zoning Case Notification Plan

Case Z-2007-197

Council District 6

Scale: 1" approx. = 350'

Subject Property Legal Description(s): Part of Lots P-6, P-10, and P-11 - NCB 17639 - Block 000



Legend

- Subject Property (27.004 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change R6(R)
- 100-Year FEMA Floodplain

Produced by the City of San Antonio
Development Services Department
(04/18/2008)

CASE NO: Z2007197

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Commissioner Request)
from August 21, 2007, (Applicant Request) September 18,
2007 and postponed by the applicant on October 16, 2007.

Council District: 6

Ferguson Map: 578 D4

Applicant Name:

Owner Name:

Jay Khadem

Jay Khadem

Zoning Request: From "R-6" Residential Single Family District to "C-3 R" General Commercial District, Restrictive Alcoholic Sales (4.179 acres) and "C-2" Commercial District (22.825 acres).

Property Location: 27.004 acres out of NCB 17639

10148 and 9936 Culebra Road

On the south side of Culebra Road, east of Easterling

Proposal: Commercial Development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level-3 Traffic Impact Analysis (TIA) will be required at platting/permitting.

Staff Recommendation:

Approval

The 27.004 acre project site is currently undeveloped and located on the south side of Culebra Road. Culebra Road is shown within the City of San Antonio Major Thoroughfare Plan as an arterial street which accepts traffic flow from collector streets and Type A and Type B residential streets. The proposed 27.004 acre tract will be developed with commercial uses and consists of 4.179 acres of "C-3 R" General Commercial District, Restrictive Alcoholic Sales and 22.825 acres of "C-2" Commercial District. The remaining acreage will remain as "R-6" Residential Single Family District and is predominantly floodplain area.

The surrounding is predominantly undeveloped with the exception of tracts fronting Easterling which are commercial use. The intersecting roadway across from the site is Les Harrison Drive, which is proposed to be extended as part of the 27.004 acre development. Given the existing mixed-use development pattern in the area, and the location of the subject property, the requested zoning is appropriate and suitable to the area. "C-3" and "C-2" zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. The proposed "C-3 R" General Commercial District, Restrictive Alcoholic Sales and "C-2" Commercial District is consistent with the development pattern along Culebra Road making the zoning request compatible with the adjacent zoning classifications and land uses. The subject property was annexed in 1989 and totals approximately 27.004 acres. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single Family District converted from the previous Temporary "R-1" Single-Family Residence District.

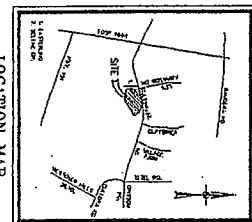
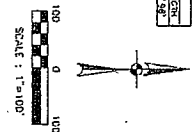
"C-3R" and "C-2" districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. Regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

CASE MANAGER : Pedro Vega 207-7980

ZUNING SLASH			
DESCRIPTION	DISTING AREAS	PRODUCED ACRES	TOTAL ACRES
C2	6	27.4	23.8
C1	3.9	4.2	8.1
H6	48.3	0	48.3
TOTAL	52.2		79.2

1970-71	1971-72	1972-73
22.151	22.151	22.151
31.151	31.151	31.151
38.151	38.151	38.151
45.151	45.151	45.151
52.151	52.151	52.151

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT LENGTH	LENGTH
C1	22°01'37"	2331.83'	414.34'	657.96'



LOCALION M.
NOT TO SCALE

[illegible]

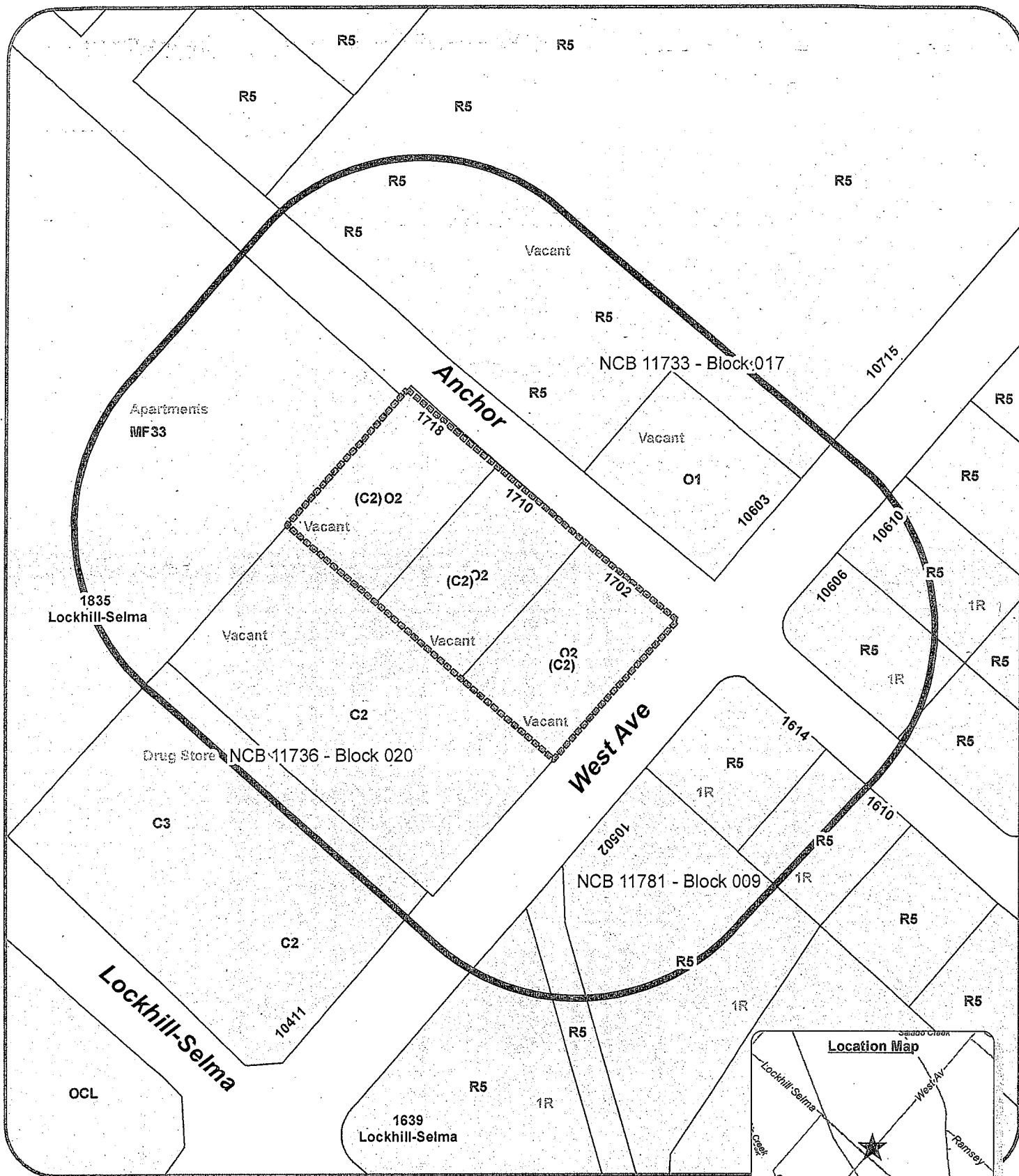
S&S
Engineered Solutions

**ZONING EXHIBIT
FOR
WESTOVER KHADEM DEVELOPMENT
SAN ANTONIO, TEXAS**

ZONING CASE # Z-2007-00

I

43



Zoning Case Notification Plan

Case Z-2008-125

Council District 9

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 1, 2, & 3 - NCB 11736 - Block 020

Legend

- Subject Property (1.265 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(3/27/2008)

CASE NO: Z2008125

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant's Request)
From April 15, 2008

Council District: 9

Ferguson Map: 550 B5

Applicant Name:

Jaime Arechiga

Owner Name:

Archstone Construction, Ltd c/o Jaime Arechiga

Zoning Request: From "O-2" Office District to "C-2" Commercial District.

Property Location: Lots 1, 2 and 3, Block 20, NCB 11736

1702, 1710 and 1718 Anchor

West side of the intersection of West Avenue and Anchor Street

Proposal: To allow for a retail center

Neigh. Assoc. Lockhill Estates Home and Property Association; Greater Harmony Hills Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is vacant, comprises 1.265 acres, and consists of three abutting parcels located on the City's north side. This property is situated on the southwest corner of the intersection of West Avenue and Anchor Street. This side of Anchor Street is currently not developed. This area was annexed into the City of San Antonio on September 25, 1952 by the ordinance number 18115. The zoning on this property was converted from "O-1" to "O-2" following the adoption of the current zoning districts in 2002. The parcel to the southwest of the subject property, along West Avenue, is zoned "C-2" and is currently vacant. The parcel to the northwest is zoned "MF-33" and it is vacant. The parcels on the other side of Anchor Street are also vacant. The one at the north side of the intersection of West Avenue and Anchor Street is zoned "O-1". All the other parcels along Anchor Street are zoned "R-5". The lots to the south/southeast (across from West Avenue) are zoned "R-6" and are occupied by single-family residences.

The subject property is currently zoned "O-2", a non-residential office district. The applicant is requesting this zoning change so that the subject property may be utilized for commercial development. Commercial developments are encouraged along major thoroughfares in order to accommodate increased volume of traffic. Given the property's location on West Avenue, a Secondary Arterial "Type A", and the amount of existing commercial zoning and uses on the same side of West Avenue, the requested zone change would be appropriate for the subject property. Even though building size in C-2 is unlimited, the size of the lots will limit the size of commercial uses, thereby limiting negative impacts on nearby residences. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER : John Osten 207-2187

CASE NO: Z2008128 CD

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant's Request)
From April 15, 2008

Council District: 2

Ferguson Map: 652 E3

Applicant Name:

Owner Name:

Brown & Ortiz, P. C., Attorneys at Law

Boralis, Inc.

Zoning Request: From "R-5" Residential Single-Family District to "C-2 CD" (CD- Storage - Outside)
Commercial District with a Conditional Use for a Storage - Outside (Screening From
Public R-O-W and Adjacent Property Required).

Property Location: 4.076 acres out of NCB 10780

3200 Block of Southeast Loop 410

On the west side of Southeast Loop 410, north of Alma Street

Proposal: To conform with existing uses

Neigh. Assoc. Lower Southeast Side Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

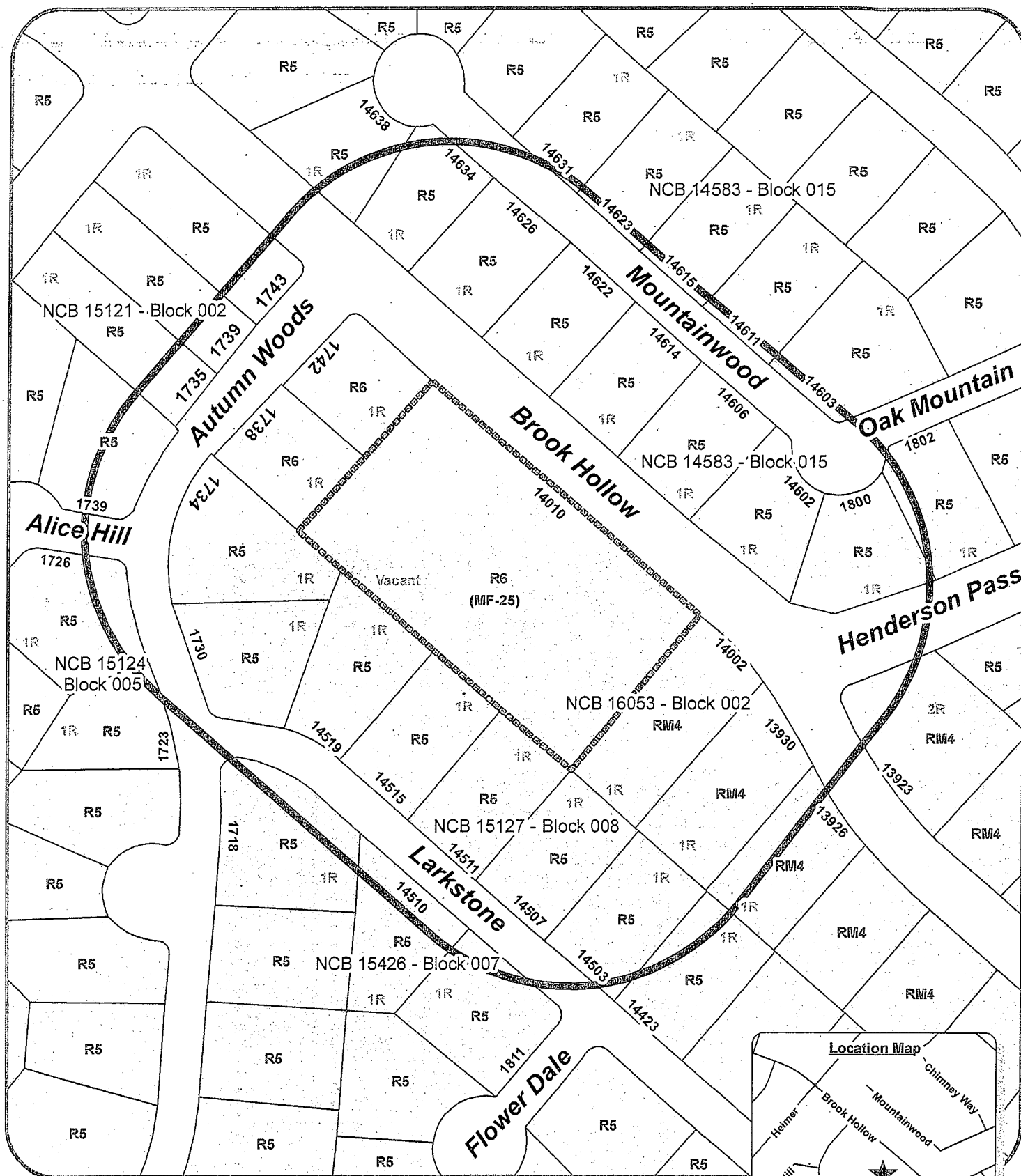
Staff Recommendation:

Approval

This property is located on the City's southeast side. It is a vacant 4.076-acre parcel, situated on the west side (south bound) of Southeast Loop 410 Access Road, between Sinclair and Alma Streets. This area was annexed by the City of San Antonio on September 19, 1957. The subject parcel was converted from "A" residential single-family district to "R-5" residential single-family district following the adoption of the current zoning districts in 2002. This lot is a piece of a large "R-5" zoned property which abuts the subject property to the west and to the south. The abutting parcel to the north is zoned "I-1" and is the ingress/egress point for the proposed storage development. The proposed project is an extension of this abutting property's operations which include modification, sales, maintenance and storage of ocean containers which are used as office or storage units for contractors. The subject parcel is also fronting Southeast Loop 410 Access Road. This portion of Loop 410 is developed with many similar and/or same industrial oriented uses. Also, the block in which the subject property located is not occupied by any residential use, although it is zoned residential.

The applicant is requesting this zoning change so the subject property may be utilized for an outside storage place for the existing industrial site which is abutting the subject property to the north. The requested use is consistent and compatible with the surrounding uses. If this zoning change is approved, a "Type C" buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. In addition, screening from public ROW must be provided. Current vegetation could serve as the required screening from the Loop 410 Access Road.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan




Case Z-2008-134

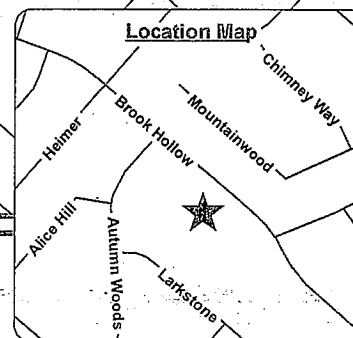
Council District 9

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 9 - NCB 16053 - Block 002

Legend

Subject Property  (1.45 Acres)
 200' Notification Buffer 
 Current Zoning **R6**
 Requested Zoning Change **(R6)**
 100-Year FEMA Floodplain 



City of San Antonio - Development Services Dept
 (4/1/2008)

CASE NO: Z2008134

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Zoning Commission Continuance (Applicant Request)
from April 15, 2008.

Council District: 9

Ferguson Map: 517 B7

Applicant Name:

Owner Name:

Texas Building & Developments LTD

Twelve Gauge Investments, LP

Zoning Request: From "R-6" Residential Single-Family District to "MF-25" Multi-Family District.

Property Location: Lot 9, Block 2, NCB 16053

14010 Brook Hollow

On the south side of Brook Hollow between Autumn Woods and Henderson Pass

Proposal: To allow a townhome development

Neigh. Assoc. Lorrence Creek Preservation Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property consists of undeveloped land with frontage on Brook Hollow. The property is adjacent to residential single-family zoning to the north, east, and west and RM-4 zoning to the south. The surrounding land uses consist of single-family residential dwellings in all directions with the exception of three duplexes located southeast of the subject property.

This property was the subject of zoning case Z2003236 CD. In that case, the applicant requested RM-4 CD Residential Mixed District conditional use for multi-family dwellings not to exceed 12 units an acre. This rezoning application was withdrawn by the applicant.

The applicant is requesting a zoning change to allow a townhome development with up to approximately 16 to 20 dwelling units. Staff finds this request inconsistent with the surrounding development pattern; housing type; and overall character related to density. This surrounding area is composed mainly of single-family residential uses.

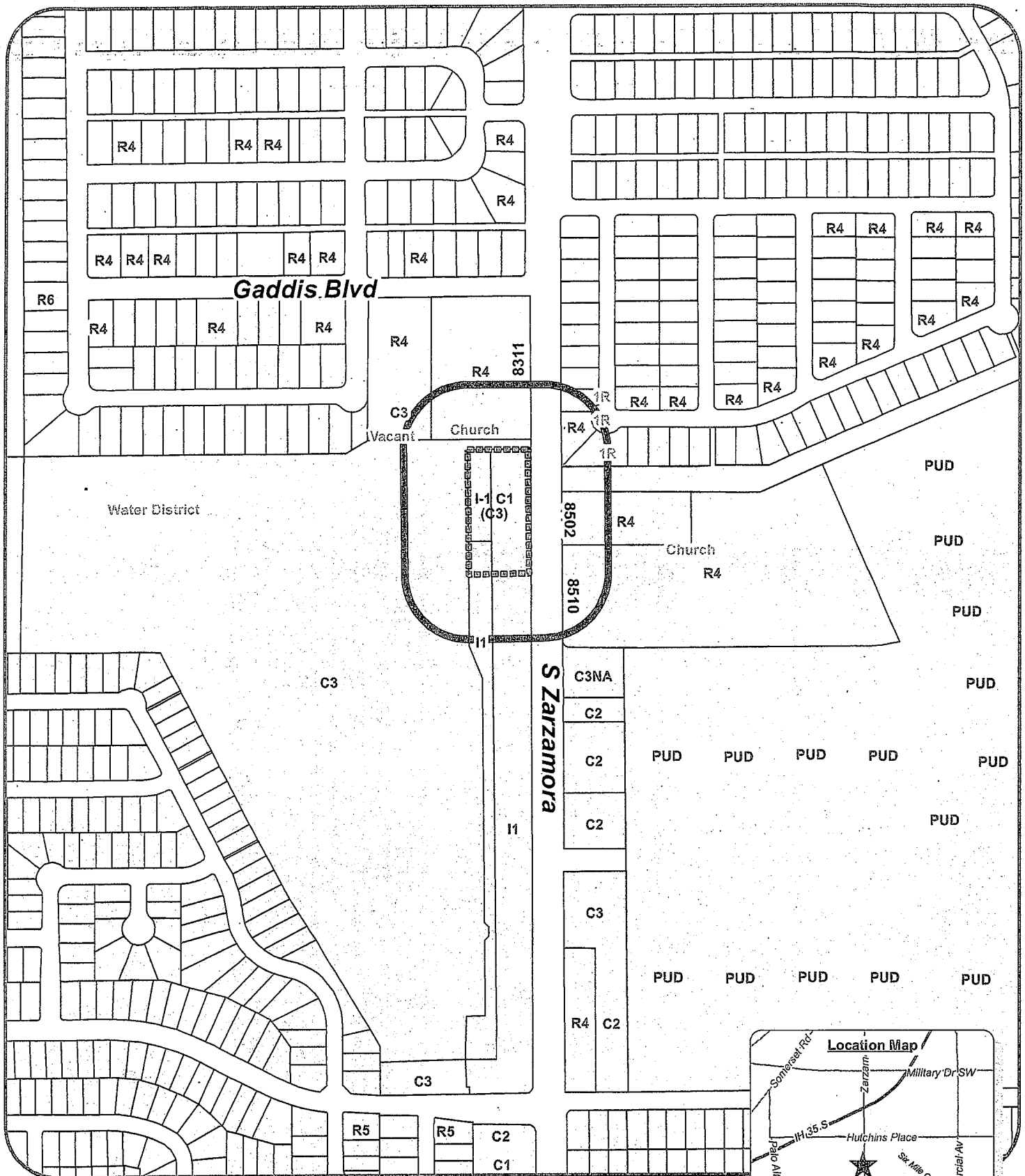
The MF-25 zoning designation is not consistent where low-density residential zoning and uses are prevalent; particularly when directly adjacent to the subject property. Furthermore, multi-family developments are most appropriate at the periphery of single-family neighborhoods, along arterials and major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Given the surrounding zoning and location of the subject property, any proposed multi-family zoning would not be compatible with the area.

While the applicant is proposing the development of 16 to 20 townhomes, the calculation for 1.45 acres proposed for the MF-25 Multi-Family District would allow approximately 36 multi-family units. The proposed zoning district would allow a density that zoning staff believes could potentially lead to development that is too intense for the surrounding property owners and infrastructure.

CASE NO: Z2008134

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan




Case Z-2008-132

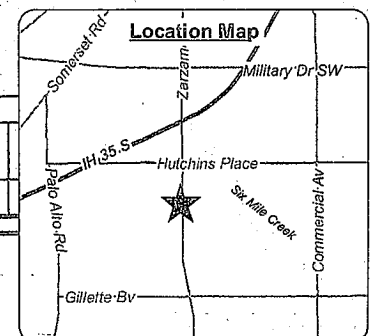
Council District 4

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Lot 38 - NCB 11186 - Block 001

Legend

Subject Property  (1.18 Acres)
 200' Notification Buffer 
 Current Zoning **R6**
 Requested Zoning Change **(R6)**
 100-Year FEMA Floodplain 



City of San Antonio - Development Services Dept
(3/31/2008)

CASE NO: Z2008132

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 4

Ferguson Map: 681 F4

Applicant Name:

Stephen J. Kramer

Owner Name:

Boy Scouts of America/Alamo Area Council, Inc. c/o John Coyle

Zoning Request: From "I-1" General Industrial District and "C-1" Light Commercial District to "C-3" General Commercial District.

Property Location: 1.18 acres out of NCB 11186

8503 South Zarzamora

8500 Block of South Zarzamora

Proposal: To allow a Scout Reach Leadership Development Center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

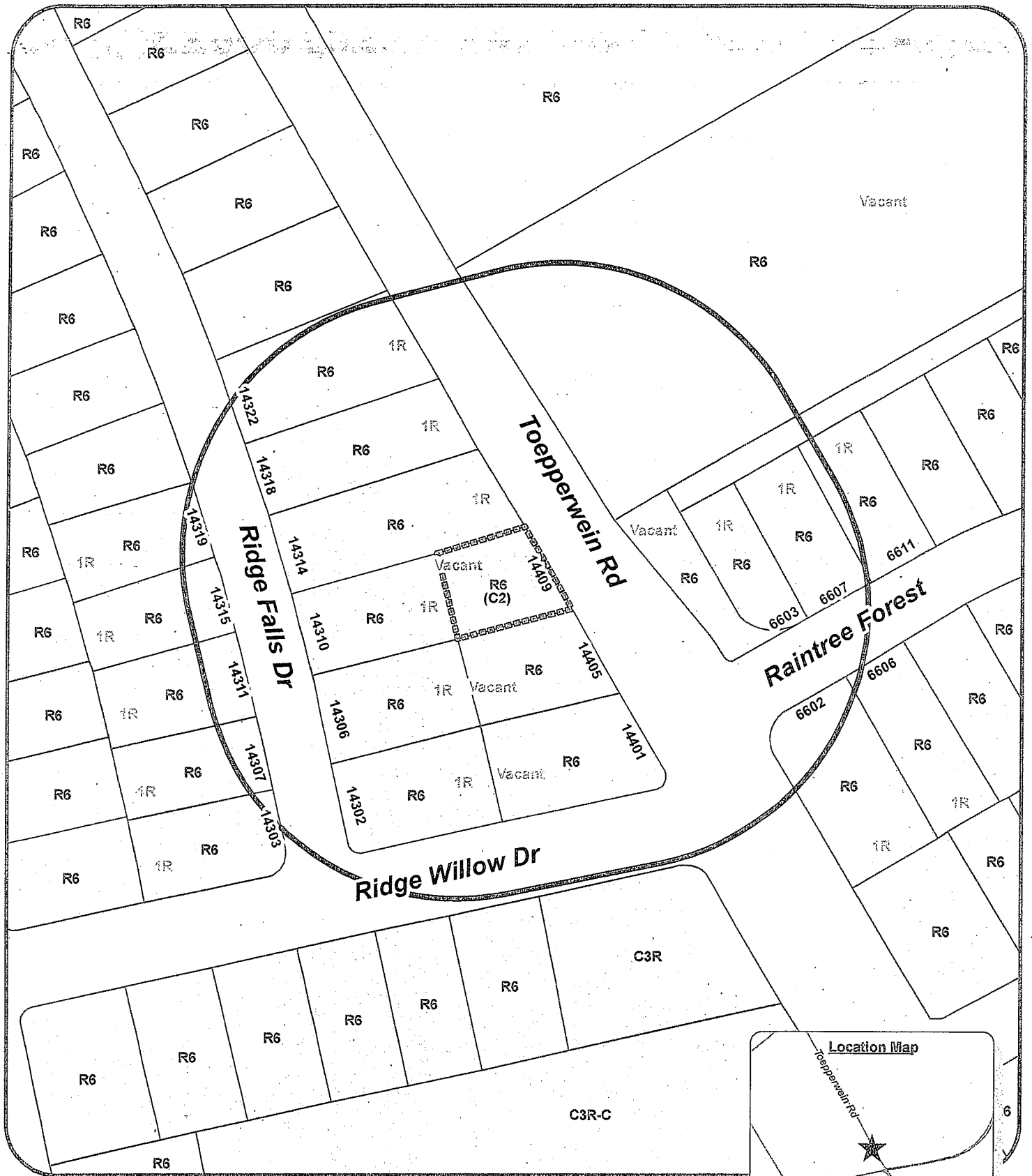
Approval

The subject property consists of undeveloped land with frontage on South Zarzamora. The property is adjacent to R-4 zoning to the north and east, C-3 zoning to the west and I-1 zoning to the south. The surrounding land uses consist of two churches and single-family dwellings to the north and east, undeveloped land to the south and a Bexar Metropolitan Water District detention pond to the west.

The applicant is requesting a zoning change to allow a Scoutreach Leadership Development Center, which will provide training, sports and arts and crafts classes for the Boy Scouts and Cub Scouts ages 7-18 years. While C-3 zoning is most appropriate at the intersections of major arterials or commercial nodes, staff finds the request to be appropriate given the subject property's location on a major arterial and the prevalence of commercial and industrial zoning to the west and south.

The applicant has indicated to staff that the purpose of the C-3 zoning request is to alleviate the C-1 development constraints which require a 20 foot maximum front setback, a Type E buffer (30 feet) as well as parking in the rear of the principal use or building. The C-3 designation would allow the proposed building to be located farther away from South Zarzamora and would permit parking in the front.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-143

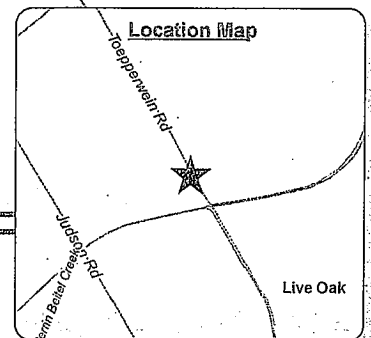
Council District 10

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot TR-39A - NCB 17806 - Block 000

Legend

- Subject Property (0.128 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
4/10/2008)

CASE NO: Z2008143

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 10

Ferguson Map: 517 D7

Applicant Name:

Jose Juan Guerrero

Owner Name:

Jose Juan Guerrero & Esperanza M

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Tract 39A, NCB 17806

14409 Toepperwein

Northwest of the intersection of Ridge Willow Dr. and Toepperwein Road

Proposal: To allow a restaurant

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

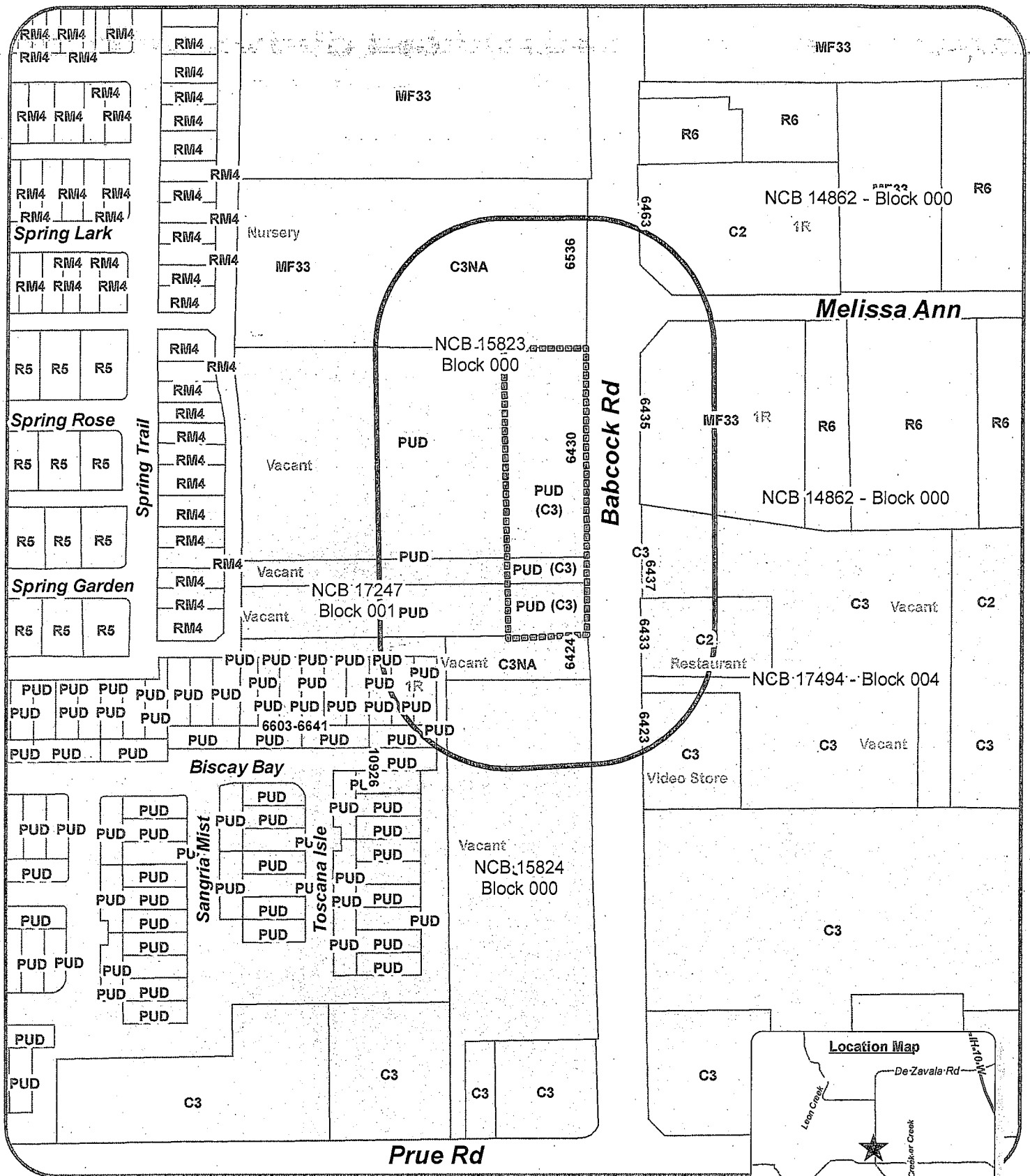
Denial

The subject property consists of undeveloped land with frontage on Toepperwein Road (a Secondary Arterial "Type A" street). The property is adjacent to R-6 zoning to the north, south, east and west. The surrounding land uses consist of single-family residential dwellings to the north, south and west as well as undeveloped land and single-family dwellings to the east.

The applicant is requesting a zoning change to allow a restaurant. The proposed C-2 zoning is not appropriate for the subject property given its location within an extensive single-family residential area. Approval of the proposed C-2 zoning request would create an island of commercial zoning in the middle of a large residential district. Given the uses permitted within the requested zoning district and the adjacent single-family residences, C-2 would be too intense at this location.

If a commercial use is deemed appropriate at this location, a small neighborhood oriented office or service use is more appropriate at this location as this type of use is designed to serve a smaller customer base. Building size limitations will restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood. Additionally, the subject property's irregular shape will further limit the reasonable use of the property to accommodate a restaurant with required setbacks, side yards and screening, and parking requirements. An approval of a C-2 zoning district will require a Type "B" (15 feet) landscape buffer along the north, south and west property lines with consideration given to setback requirements, there will be very little developable land for any use other than a residential use or a residential, conditional use.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-148

Council District 8

Scale: 1" approx. = 500'

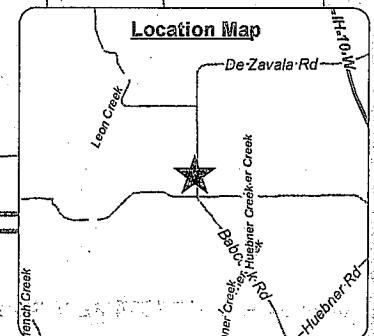
Subject Property Legal Description(s): Lot 1.098 Acres out of NCB 15823
and .236 Acres out of NCB 17247

Legend

- Subject Property (1.334 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(4/24/2008)



CASE NO: Z2008148

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 8

Ferguson Map: 548 A3

Applicant Name:

Paul Tausch

Owner Name:

Tausch & Kansal Joint Venture

Zoning Request: From "PUD MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District.

Property Location: 1.098 acre out of NCB 15823 and 0.236 acre out of NCB 17247

6430 Babcock Road

West side of the Babcock Road, and south of Babcock Road and Melissa Ann intersection

Proposal: To allow for a retail and professional office center

Neigh. Assoc. Babcock North Resident Association, Provincia Villas Home Owners Association is within 200 Feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

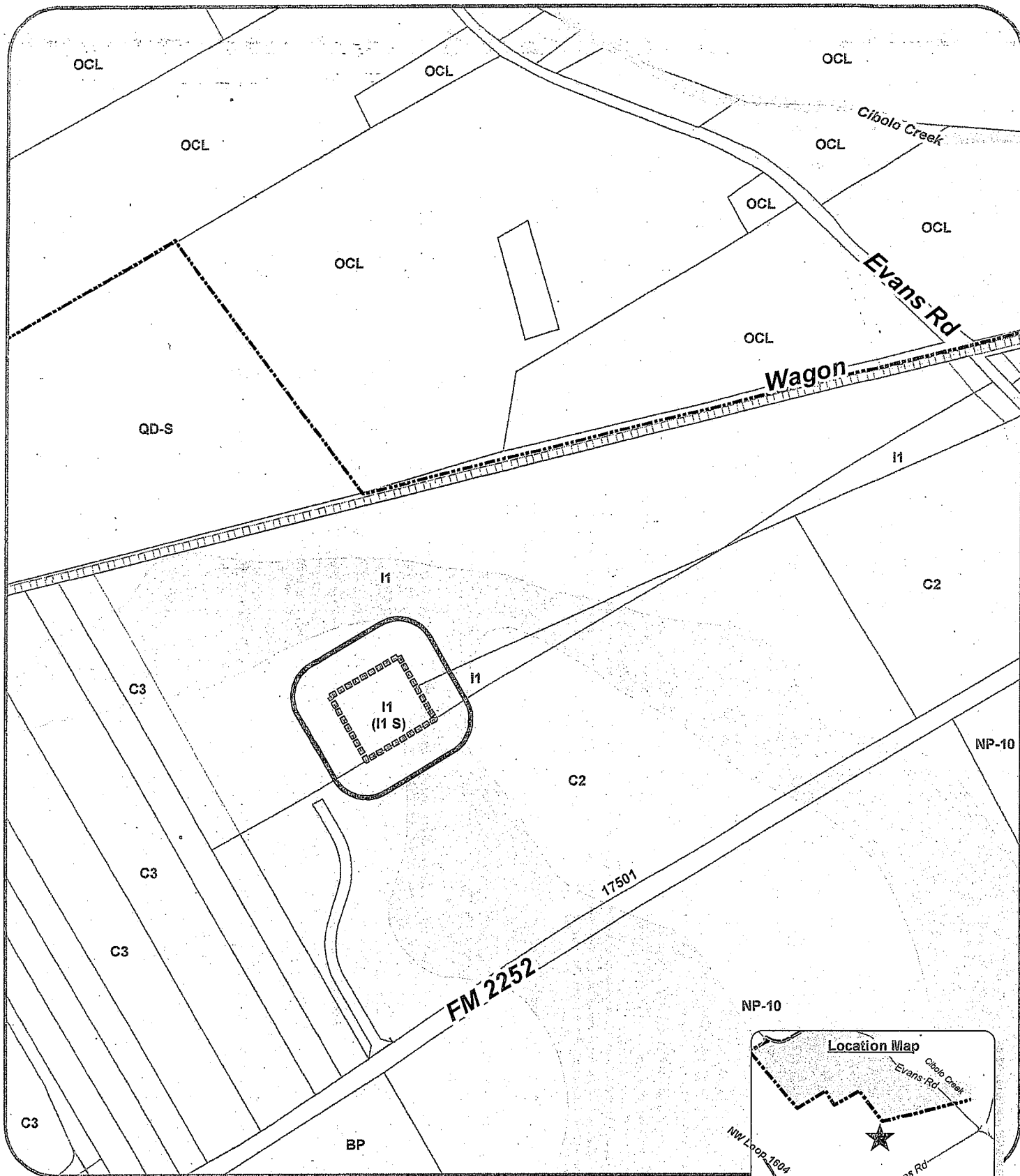
Staff Recommendation:

Approval

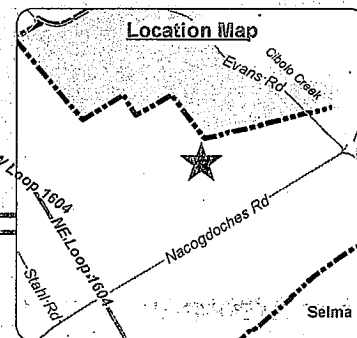
The subject property is undeveloped, with the exception of a vacant single-family residential structure. The subject property is a strip out of three abutting lots along Babcock Road (a Secondary Arterial "Type A") and totals approximately 1.344 acres out of 5.59 acres of 3 combined lots. This property is situated on the west side of Babcock Road, south of the intersection of Bandera Road and Melissa Ann Street. This area was annexed into the City on December 26, 1972. The zoning on this property was "B-2" business district and "R-3" residential district prior to the adoption of the new zoning classification system in 2002. Under Section 35-D101 (d) of the Unified development Code, multi family dwellings developed at a density of 33 units or less per acre is a permitted use for any tract or parcel zoned under the 1965 code as "B-2" district. In 2002, with the adoption of the current zoning districts, "B-2" was converted to "C-2" and a portion of this subject property was also rezoned as "MF-33". The property was rezoned again on January 18th, 2007 by the Ordinance Number 2007-01-18-0101 from "C-2" and "MF-33" to "PUD MF-33". There is a "C-3NA" and "MF-33" zoned parcel to the north and "C-3NA" parcel to the south. There are various commercial zoning districts "C-2" and "C-3", and "MF-33" multi family district along the other side of Babcock Road.

The applicant is requesting this zoning change so that the subject property may be utilized for a retail and office center. The proposed commercial zoning district is most appropriate at the intersections of major thoroughfares. However, considering the existing "C-3" districts to the north, south and east of the subject property and existing "PUD MF-33" section as a buffer between Babcock Road and residential uses to the west of the subject property, the request is acceptable for this location. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1" or "C-2" districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex.

CASE MANAGER : John Osten 207-2187



NP-10



Zoning Case Notification Plan

Case Z2008154 S

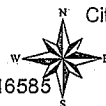
Council District 10

Scale: 1" approx. = 700'

Subject Property Legal Description(s): Lot 4.0 Acres out of a 103.935 Acre track - Block 000 - NCB 16585

Legend

- Subject Property: [Dashed Line] (4.0 Acres)
- 200' Notification Buffer: [Thick Dashed Line]
- Current Zoning: **R6**
- Requested Zoning Change: **(R6)**
- 100-Year FEMA Floodplain: [Wavy Line]
- San Antonio City Limits: [Dotted Line]



City of San Antonio - Development Services Dept
(4/17/2008)

CASE NO: Z2008154 S

Final Staff Recommendation - Zoning Commission

Date: May 06, 2008

Council District: 10

Ferguson Map: 520 A3

Applicant Name:

Bobby Perez

Owner Name:

J. Allen Family Partners, Ltd.

Zoning Request: From "I-1" General Industrial District to "I-1 S" General Industrial District with a Specific Use Authorization for a Correctional and Rehabilitation Facility.

Property Location: 4.0 acres out of NCB 16585

17500 Block of Nacogdoches Road/ FM 2252

Nacogdoches Road/ FM 2252, approximately 1700 feet east of the Dolente Road intersection

Proposal: To Allow for a Correctional and Rehabilitation Facility

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property was annexed in 1987 and is approximately 4 acres out of a larger 103-acre tract of land. The entire 103-acre tract is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing I-1 zoning converted from the previous I-1 zoning, which was approved by the City Council on January 21, 1988 (Ordinance #66444.) "I-1" General Industrial District zoning currently exists to the north, east and west of the subject property. Property to the south is zoned "C-2" Commercial District. Land uses immediately adjacent to the proposed development consist of undeveloped land to the north, east and west of the subject property and a cemetery to the south.

The applicant has applied for I-1 S in order to develop a rehabilitation center for the Texas Youth Commission. The proposed development for the subject property is an 18 to 21 bed residential facility for individuals that range in age from 14 to 21 years old. Seeing that the subject property is part of a larger undeveloped 103-acre tract, there are no potential negative impacts to existing development in the immediate area. The closest existing land use is the Holy Cross Cemetery located approximately 200 feet southeast of the proposed development. Staff finds the request for a specific use authorization to be appropriate given the subject property's location off of a major thoroughfare and the lack of development to the north, east and west. Pending further review, the facility will have access from Nacogdoches Road (FM 2252), which is considered a Secondary Arterial Type A.

The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER : Leslie Zavala 207-0215

